

**26 Park Avenue, Whitton/Hounslow, TW3 2LX**



**Offers In The Region Of £850,000 Freehold**



**A BEAUTIFULLY PRESENTED, SUPERBLY EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME OCCUPYING A BOLD CORNER POSITION WITH DELIGHTFUL ACCOMMODATION WITH A CONTEMPORARY FEEL SITUATED IN A POPULAR LOCATION ON THE WHITTON/HOUNSLOW BORDERS WITHIN THE RICHMOND BOROUGH.**

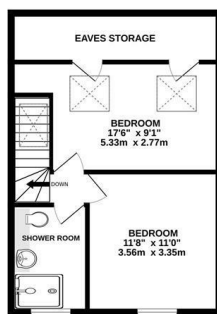
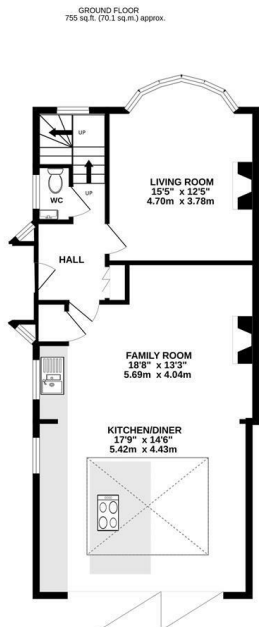
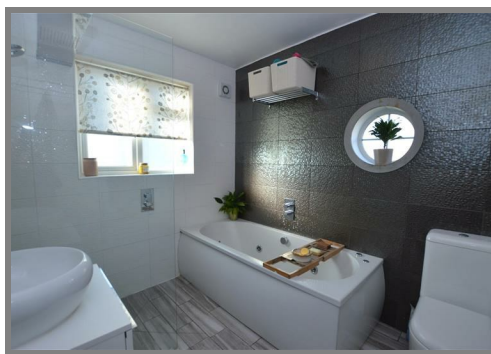
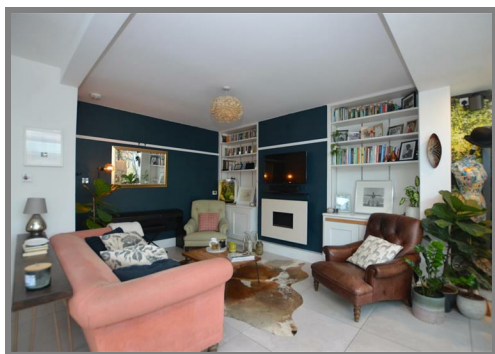
# 26 Park Avenue, Whitton/Hounslow, TW3 2LX

## FOR SALE:

This superbly presented family home has been much improved, extended and completely refurbished by the current sellers who have created a stunning family home. The accommodation features a uniquely designed side entrance creating the feel of a double fronted house leading into a bright entrance hall, with a well proportioned front aspect living room which retains its original fireplace. The rear of the house has been transformed into a delightful open plan kitchen/family/dining room with distinct areas including a cosy family room, magnificent and comprehensively fitted kitchen/dining area with an impressive skylight and trifold doors leading to the rear garden. There is also a downstairs cloakroom cleverly hidden under the stairs. The first floor landing has been transformed into a useful study/home office space with doors leading into two good size double bedrooms and a spacious, contemporary bathroom/wc with white suite. The loft has been converted into two further excellent size bedrooms together with a stylish shower room/wc. Outside being situated on a corner position the house benefits from gardens to front side and rear with the rear having a sunny Westerly aspect with secluded patio area, the rest laid to lawn. There is a detached garage and driveway with parking space and EV charging point behind gated access. An early viewing is highly recommended to appreciate a unique opportunity to acquire a rarely available magnificent house on a bold corner position.

## LOCATION:

Park Avenue marks the boundary of the Richmond and Hounslow boroughs with the house being situated on the Richmond side. Both Whitton and Hounslow town centres with their comprehensive shopping and leisure facilities along with tube and rail links are also close to hand.



TOTAL FLOOR AREA - 1681 sq ft. (156.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.