

**22 Strathearn Avenue, Whitton, TW2 6JU**



**Asking Price £1,100,000 Freehold**



**A RARELY AVAILABLE UNIQUE DETACHED FAMILY HOME PROVIDING BRIGHT AND SPACIOUS FOUR BEDROOM ACCOMMODATION OFFERED FOR SALE IN EXCELLENT DECORATIVE CONDITION IDEALLY SITUATED ON A BOLD CORNER POSITION IN ONE OF WHITTON'S PREMIEIRE RESIDENTIAL ROADS CLOSE TO THE HIGH STREET AND STATION.**

# 22 Strathearn Avenue, Whitton, TW2 6JU

## FOR SALE:

This beautifully presented, bright and airy home offers a rare opportunity to acquire a unique detached family size property on a bold corner position in a requested location close to Whitton High Street. The accommodation features a side entrance via Blandford Avenue with an entrance hall leading to a good size front aspect sitting room, a separate spacious living room and open access to delightful L shaped Kitchen/dining room which is comprehensively fitted and overlooks the garden. There is a downstairs shower room, separate WC and utility room. Upstairs are four well proportioned bedrooms and a family bathroom/wc. Outside being situated on a corner position plot there are gardens to front, side and rear together with a driveway and integral garage. An early viewing is highly recommended to appreciate the excellent decor, spacious accommodation and the unique position and aspect of this fine home.

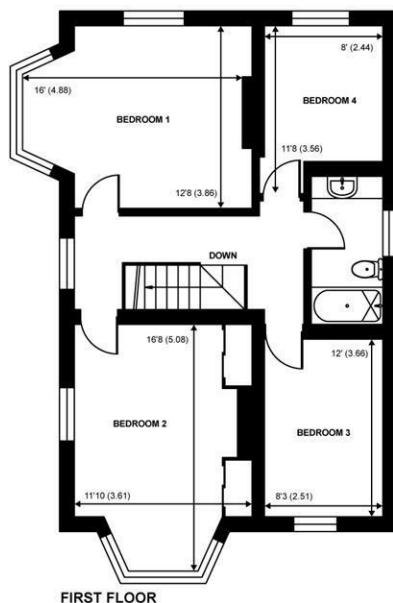
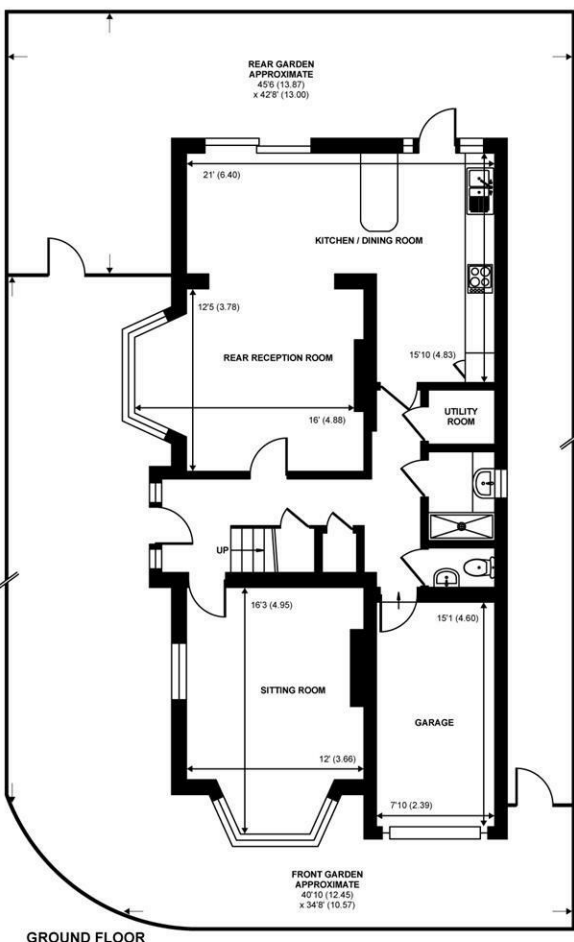
## LOCATION:

Strathearn Avenue is a popular, requested residential road approximately 100 yards from Whitton High Street with its popular shops, cafes and railway station. Both Twickenham and Richmond are close to hand along with the A316 providing direct access to central London and the M3/M4/M25 corridor.



Approximate Area = 1567 sq ft / 145.5 sq m  
 Garage = 121 sq ft / 11.2 sq m  
 Total = 1688 sq ft / 156.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	60
		EU Directive 2002/91/EC	

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Simpsons Estate Agents to Curchods. REF: 1068276

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.