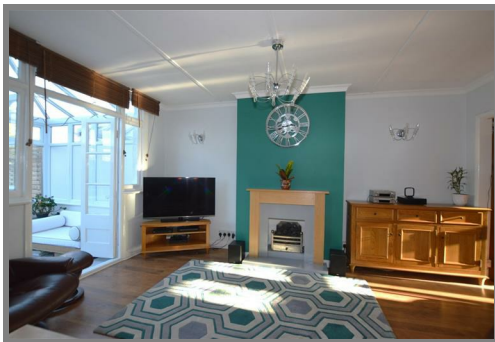


## 162 Waverley Avenue, Whitton, Middlesex TW2 6DL



**Offers In Excess Of £700,000 Freehold**



**AN IMPRESSIVE 5 BEDROOM FAMILY HOME, WITH GREAT GROUND FLOOR ACCOMMODATION, A LARGE 75FT REAR GARDEN AN INTEGRAL GARAGE AND OFF STREET PARKING. WELL PRESENTED THROUGHOUT AND COMPETITIVELY PRICED TO ATTRACT ATTENTION. LOCATED ON THE EVER POPULAR WOODLAWN DEVELOPMENT CLOSE TO THE CRANE PARK NATURE RESERVE AND RIVER CRANE.**

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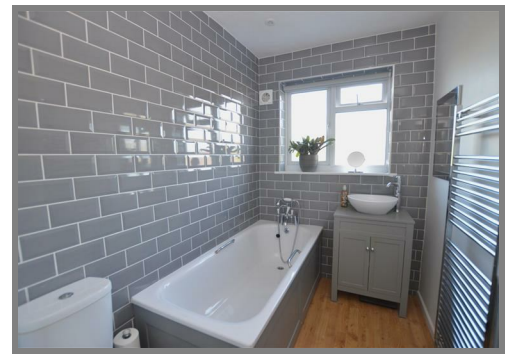
## FOR SALE:

This large family home has been cleverly extended to the side to increase the accommodation from the original 3 bedrooms to the existing 5 bedrooms on the first floor, 3 of which are double, all being served by a superb family bathroom and a separate shower room. The ground floor has been altered to provide a large living area with the dining room positioned at the front but is open to the living room, there is also a conservatory to the rear which provides access to and overlooks the rear garden.

**OUTSIDE:** The rear garden is well stocked with a good size patio area immediately to the rear leading on to the lawn all being well enclosed and extending to approx. 75ft. To the front there is off street parking and the driveway leads to the integral garage. The house has been owned by several generations of the same family since it was built.

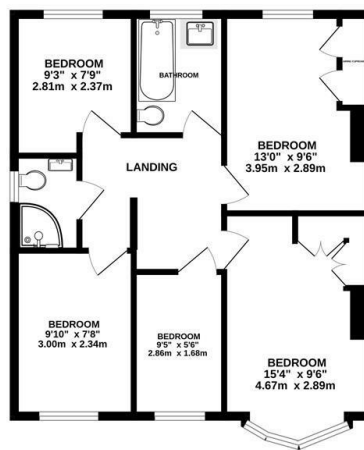
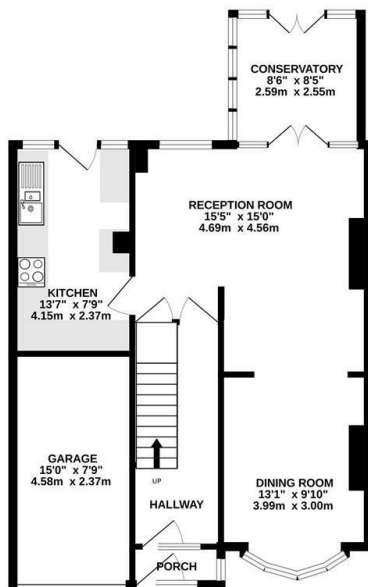
## LOCATION:

Waverley Avenue forms part of the popular Woodlawn estate, this consists of mainly 1930s built family homes and bungalows. The position is close by to Whitton town centre shops and railway station and for recreation the wooded stretches of the Crane Park nature reserve are within walking distance through which flows the River Crane. Close to local bus routes to Whitton, Hounslow, and surrounding areas.



**GROUND FLOOR**  
708 sq.ft. (65.7 sq.m.) approx.

**1ST FLOOR**  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1314 sq.ft. (122.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.*