

22 Bryanston Avenue, Whitton, TW2 6HP



Offers In The Region Of £825,000 Freehold



A BRIGHT AND SPACIOUS HALLS ADJOINING THREE BEDROOM SEMI DETACHED FAMILY HOME IDEALLY SITUATED IN THIS QUIET REQUESTED RESIDENTIAL ROAD CLOSE TO WHITTON HIGH STREET AND STATION. OFFERED FOR SALE AT A REALISTIC ASKING PRICE PROVIDING A GREAT OPPORTUNITY TO ACQUIRE AN EXCELLENT PROPERTY TO REMODEL TO AN INDIVIDUAL SPECIFICATION

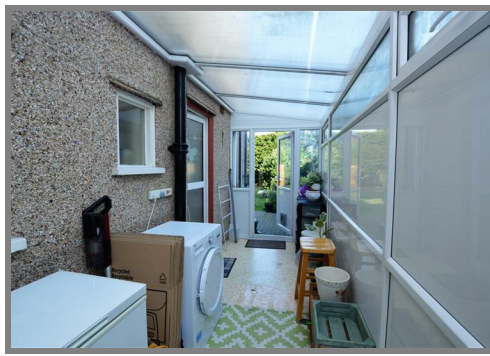
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FOR SALE:

This well proportioned home offers an ideal opportunity for any interested purchaser to acquire a substantial halls adjoining family home at a realistic asking price. The accommodation features two spacious reception rooms, a kitchen/breakfast room, utility/lean to, downstairs cloakroom and the garage has been converted into a home office/study/hobby room etc. Upstairs are three good size bedrooms, a family bathroom and separate WC. Outside there is off road parking to the front and side access to the utility room and the secluded rear garden which is laid mainly to lawn. An early viewing is highly recommended to appreciate this fine home and its great potential. OFFERED FOR SALE WITH NO ONWARD CHAIN

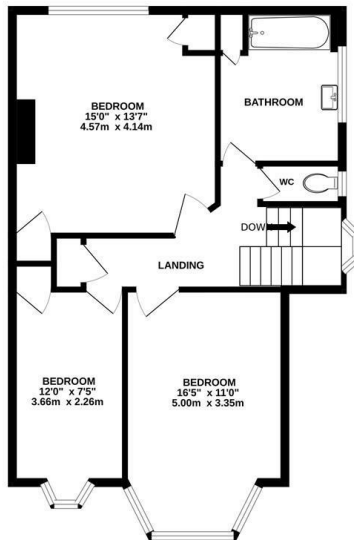
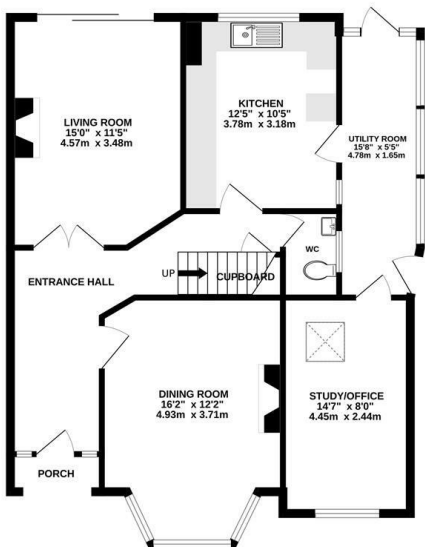
LOCATION:

Bryanston Avenue is a quiet, requested residential road approximately 250 yards from Whitton High Street with its popular shops, cafes and railway station. Twickenham with its more comprehensive facilities and the A316 providing direct access to the M3/M4/M25 corridor are also close to hand.



GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.

1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1527 sq.ft. (141.9 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		79
(69-80)	C		
(55-68)	D	55	
(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.