

## 23 Glasbrook Avenue, Whitton, TW2 6AH



**Asking Price £550,000 Freehold**



**A BRIGHT AND AIRY SEMI DETACHED BUNGALOW WITH TWO DOUBLE BEDROOMS AND A SECLUDED GARDEN IDEALLY SITUATED IN A QUIET RESIDENTIAL ROAD ON THE POPULAR WOODLAWN DEVELOPMENT OFFERED FOR SALE WITH THE BENEFIT OF NO ONWARD CHAIN.**

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## FOR SALE:

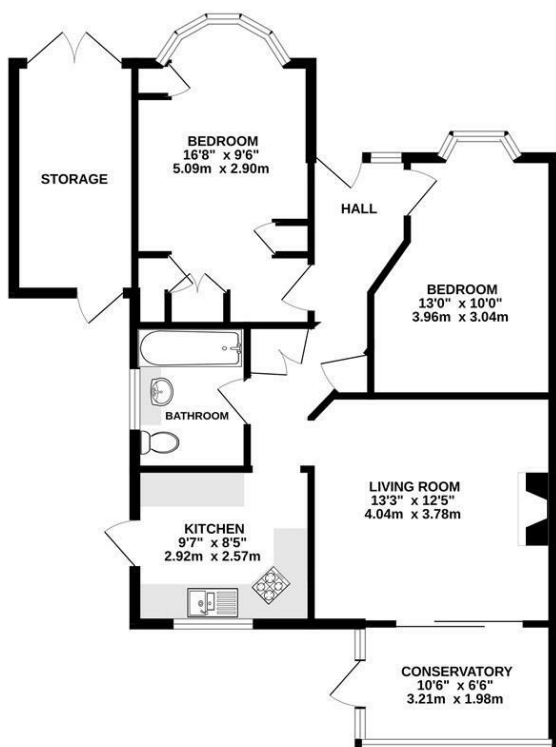
This well proportioned home features a good size living room which leads into a useful conservatory, a separate fitted kitchen, two double bedrooms and bathroom/wc with white suite. Outside there is a front garden with side driveway leading to a small garage/storage shed and the rear garden which has a sunny easterly aspect and is laid mainly to lawn with a brick built workshop. Being sold with the benefit of no onward chain this bungalow offers an ideal opportunity for any prospective purchaser to remodel and redesign to an individual specification. An early viewing is highly recommended.

## LOCATION:

Situated in a quiet residential road on the popular Woodlawn development approximately 1/2 mile from Whitton High Street with its popular shops, cafes and railway station. Twickenham town centre with its more comprehensive facilities is also close to hand as is the A316 providing direct access into central London and the M3/M25/M4 corridor.



GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.  
While 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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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.