

**27 Albemarle Avenue, Whitton, TW2 6AJ**



**Offers In The Region Of £650,000 Freehold**



**A LOVELY THREE BEDROOM SEMI-DETACHED BUNGALOW WHICH HAS BEEN EXTENDED AND IMPROVED OVER THE YEARS TO PROVIDE AN IMPRESSIVE FAMILY HOME, WHICH BENEFITS FROM BEING LOCATED IN A POPULAR AND SOUGHT AFTER LOCATION.**

# 27 Albemarle Avenue, Whitton, TW2 6AJ

## FOR SALE:

An extended and modernised semi-detached three bedroomed bungalow incorporating a large open plan kitchen, dining area and living room at the rear of the property. It also benefits from a modern shower room and toilet, as well as a separate WC. Large patio doors at the rear of the dining room give access to a well maintained garden. All windows are double glazed and the central heating is gas fired.

## OUTSIDE:

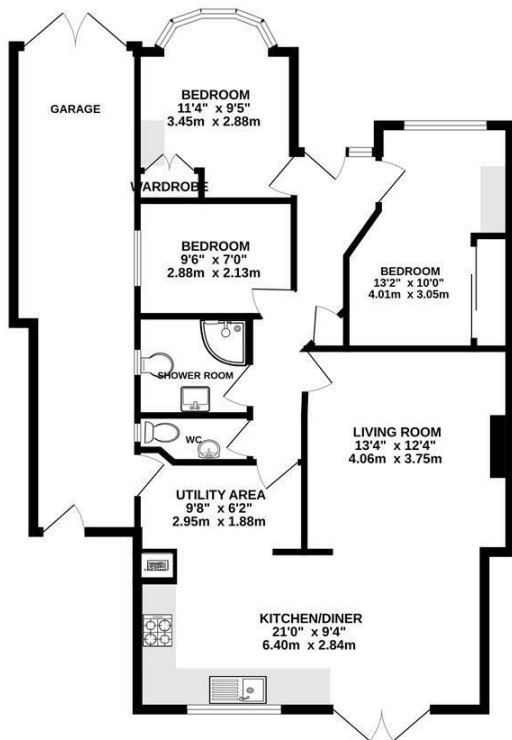
To the front there is a front garden and driveway, this leads to a side garage and outside covered and enclosed area ideal for storage. To the rear the garden is well stocked with an ample raised decking area, stepping down to the lawn which in turn is surrounded by a good variety of specimen trees and plants. The garden extend to just under 40ft and benefits from a secluded easterly aspect.

## LOCATION:

Albermarle Avenue is located towards the centre of the popular Woodlawn development which features a mix of houses and bungalows dating from the 1930's. Whitton town centre is not far and the impressive Crane Park nature reserve is just a walk away, this is a great resource and ideal for pleasant walks and exercise. The A316 is within easy reach leading to Richmond, Twickenham and central London in one direction and the M3, M25 and South in the other.



GROUND FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(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

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.