

**94 Ellerman Avenue, Whitton, TW2 6AQ**



**Asking Price £625,000 Freehold**



**A LARGE SEMI-DETACHED BUNGALOW WITH ADAPTABLE ACCOMMODATION  
ARRANGED OVER TWO FLOORS AND PROVIDING GOOD SIZE ROOMS, A  
POPULAR LOCATION, OFF STREET PARKING, A GOOD SIZE REAR GARDEN AND  
A GARAGE, ALL FOR SALE WITH NO ONWARD CHAIN.**



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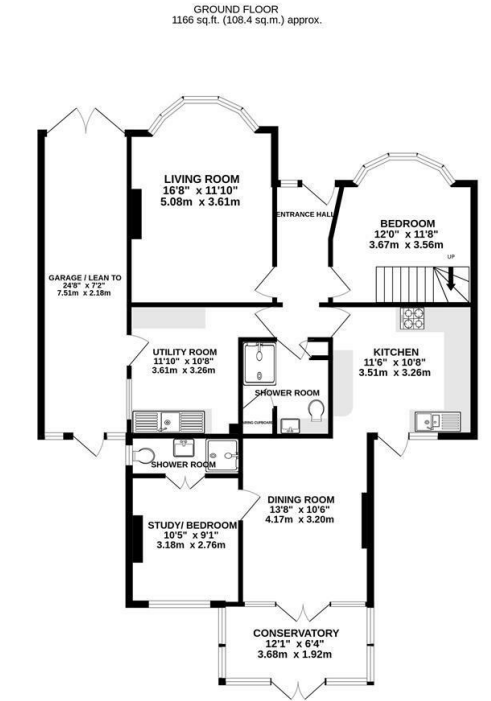
FOR SALE:

This well proportioned bungalow has been altered and extended over the years and features a large master bedroom to the first floor. There is one more bedroom to the ground floor and another room which could be an occasional bedroom or study. In addition to this there are two excellent size receptions, with a lovely front aspect living room with deep bay window and a separate dining room accessed via the kitchen, this in turn leads on to one of the bedrooms which also has a small en-suite shower room and also the garden aspect conservatory.

OUTSIDE: to the front there is an in and out driveway which provides off street parking and leads to the attached garage, which is mainly used for storage.

LOCATION:

Ellerman Avenue forms a major part of the popular Woodlawn development located on the south west side of Whitton and is positioned close to the delightful Crane Park nature reserve, through which runs the River Crane, this provides a lovely area for walks through delightful wooded areas and across the river. Whitton town and high street and not far away and the area is well served by bus routes, schools and leisure facilities.



TOTAL FLOOR AREA: 1524 sq.ft. (141.6 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		
(69-80) C		72
(55-68) D		
(39-54) E	50	
(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.