

**230 Lyndhurst Avenue, Whitton, TW2 6BS**



**Asking Price £595,000 Freehold**



**A GREAT OPPORTUNITY TO ACQUIRE A THREE BEDROOM SEMI-DETACHED BUNGALOW, OFFERED FOR SALE FOR THE FIRST TIME POSSIBLY SINCE NEW. UPDATED TO BENEFIT FROM GAS HEATING AND DOUBLE GLAZING, THERE IS GREAT POTENTIAL TO IMPROVE FURTHER AND UPDATE, WITH THE ADDED BENEFIT OF A GOOD SIZE PLOT. EARLY VIEWING HIGHLY RECOMMENDED.**

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## FOR SALE:

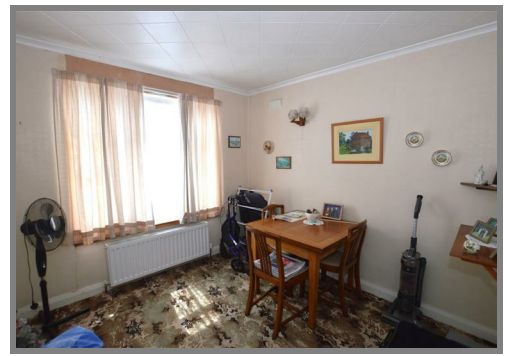
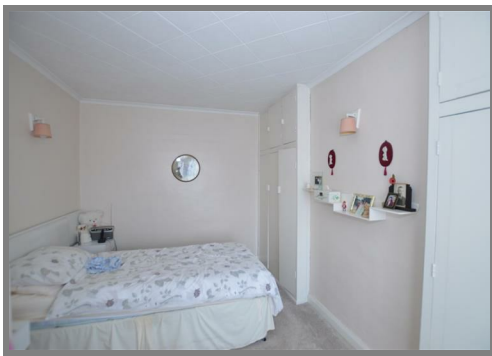
A lovely three bedroom semi-detached bungalow, which has been in the same family for many years and has now being sold with no onward chain. The condition is clean and tidy throughout, but dated, however there is great room for improvement and to extend (subject to the usual planning permissions). The property does benefit from gas heating and double glazing.

**OUTSIDE:** A particular feature is the large rear garden which is well enclosed and apart from a small patio area the rest is mainly laid to lawn.

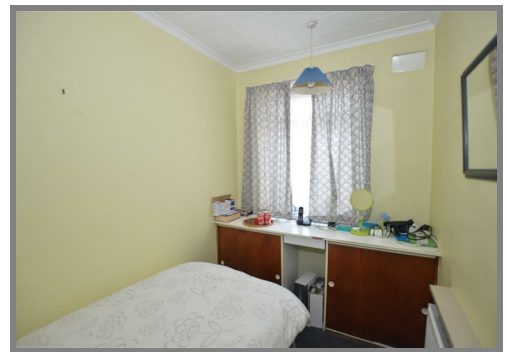
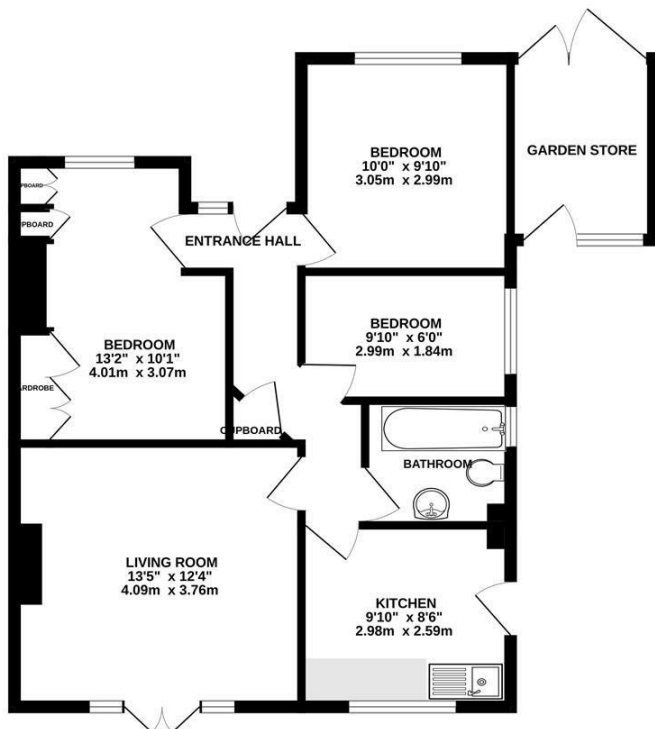
To the side there is a small storage area accessed through double doors to the front and there is ample off street parking to the front.

## LOCATION:

The Woodlawn estate is a lovely 1930's development of houses and bungalows, located just to the south west of Whitton town centre shops, high street and railway station. The A316 is close at hand providing good road access to Richmond and London in one direction and the M3, M25 and south West in the other. The area is well served by local schools and leisure facilities with Heathrow Airport also within easy reach.



GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	2002/91/EC

TOTAL FLOOR AREA: 675 sq.ft. (62.7 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 is to be given as to their operability or efficiency can be given.  
Made with Merqam 02024

*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.*