

6 Blandford Avenue, Whitton, TW2 6HS



Asking Price £835,000 Freehold



A SUBSTANTIAL FAMILY HOME LOCATED IN A PRIME RESIDENTIAL ROAD CLOSE TO WHITTON HIGH STREET, SHOPS AND STATION. OFFERED FOR SALE FOR THE FIRST TIME IN MANY YEARS, WITH NO ONWARD CHAIN, THERE IS AMPLE SCOPE FOR UPDATING, THE PROPERTY FEATURES FOUR AMPLE BEDROOMS AND TWO LARGE RECEPTIONS.

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FOR SALE:

A great opportunity to acquire a lovely large family home with the potential to update and fashion into your own style and taste. The property, whilst clean and tidy, is a blank canvas and ideally lends itself to be improved throughout by the new owners. The accommodation is well proportioned with two large receptions to the ground floor, the front room featuring the large bay window, which is a classic of this style of character 1930's home. There is a good size kitchen/breakfast room and adjacent utility room, and an integral garage. Upstairs the four bedrooms are served by a family bathroom and separate toilet. **OUTSIDE:** There is off street parking to the front leading to the integral garage, a shared side access way leads to the enclosed utility area, which in turn leads through to the rear garden. This extends to approx 50ft and is well enclosed with mature hedges and trees.

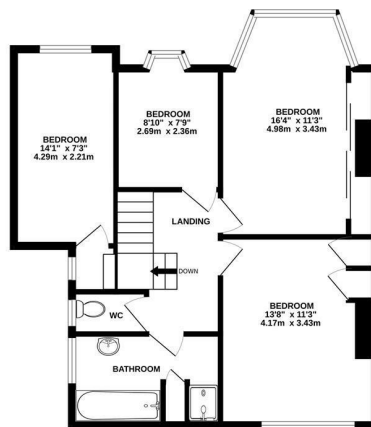
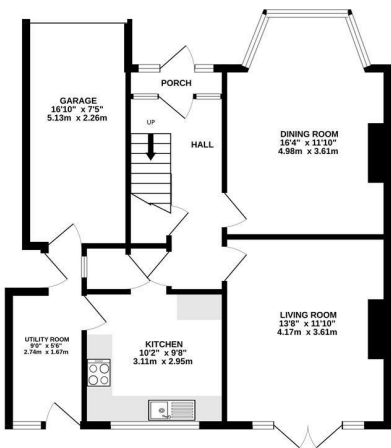
LOCATION:

Blandford Avenue is one of the areas more sought after residential roads, being well situated for local schools, Whitton High Street, with its excellent range of small independent shops and cafe's as well as small supermarkets and the railway station and bus routes which offer a frequent service to surrounding areas.



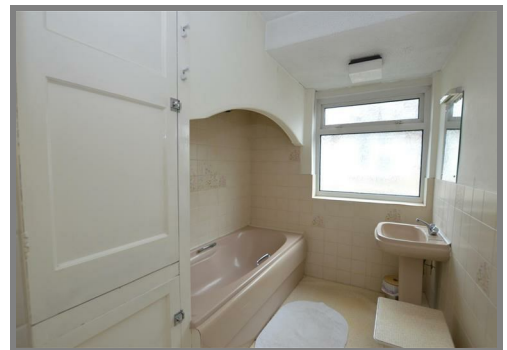
GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.

1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1390 sq.ft. (129.1 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) A		
(81-91) B		83
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.