

201 Lyndhurst Avenue, Whitton, Middlesex TW2 6BN



Asking Price £850,000 Freehold



A SPACIOUS DOUBLE FRONTED FIVE BEDROOM SEMI DETACHED FAMILY HOME OCCUPYING A BOLD CORNER POSITION HAVING WELL PROPORTIONED, BRIGHT AND AIRY ACCOMMODATION WITH A SUNNY ASPECT SOUTH FACING GARDEN SITUATED ON THE POPULAR WOODLAWN DEVELOPMENT.

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FOR SALE:

This bright and spacious family home has been much improved by the current seller but still provides potential to create additional living space (subject to the usual consents) to the rear and into the roof space. The accommodation features an impressive double length living room, well fitted open plan, double length kitchen/ dining room with lots of storage and Siemens appliances and downstairs cloakroom. Upstairs there are five well proportioned bedrooms (three with fitted wardrobes), a family bathroom/wc with white suite and ensuite shower/wc to the master bedroom. Outside the house is situated on a rarely available corner position with ample off road parking to the front and a lovely sunny aspect south facing garden to the rear with garage accessed from Albemarle Avenue. An early appointment is highly recommended to appreciate this fine home.

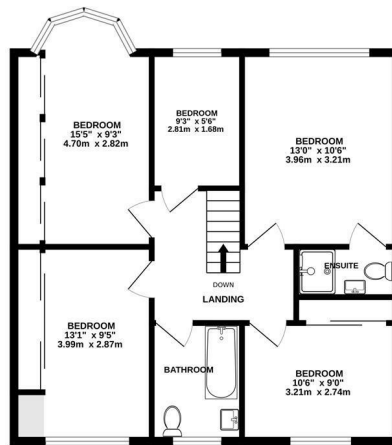
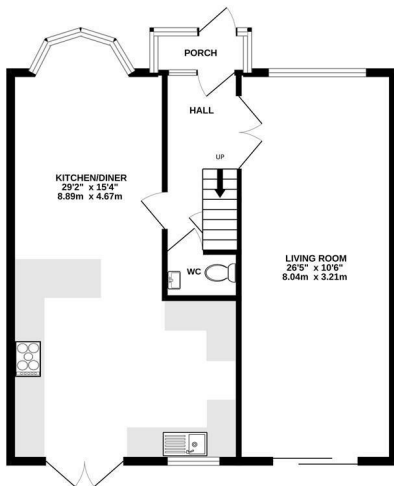
LOCATION:

Lyndhurst Avenue forms part of the popular Woodlawn development approx 1/2 mile from Whitton High Street with its popular shops, cafes and railway station. Crane park is within 200 yards and there are a good selection of schools in the local area. Both Twickenham and Hounslow town centres with their more comprehensive shopping, leisure and transport facilities are also close to hand. The A316 providing direct access to central London and the M3/M25/M4 corridor is less than 1/4 mile away.



GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.

1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1417 sq.ft. (131.6 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		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(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.