

9 Villiers Avenue, Whitton, TW2 6BL



Asking Price £525,000 Freehold



A BRIGHT AND AIRY THREE BEDROOM SEMI DETACHED FAMILY HOME WITH A GROUND FLOOR REAR EXTENSION AND A SOUTH EAST FACING REAR GARDEN, OFFERED FOR SALE IN NEED OF UPDATING AND MODERNISING AT A REALISTIC ASKING PRICE, IDEALLY SITUATED IN THIS QUIET, POPULAR RESIDENTIAL ROAD ON THE POPULAR WOODLAWN DEVELOPMENT.

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FOR SALE:

This well proportioned property has been extended to the rear and now features an entrance hall, spacious living room, good size kitchen/diner and downstairs shower/wc. Upstairs are three bedrooms and bathroom/wc with white suite. Outside there is a front garden with own driveway leading to a garage/lean to and a sunny aspect South East facing rear garden with raised patio area and the remainder laid mainly to lawn. The property is offered for sale with the benefit of no onward chain but does require some general updating and modernising, these works have been allowed for in the competitive asking price. An early viewing is highly recommended to appreciate the potential of this family home.

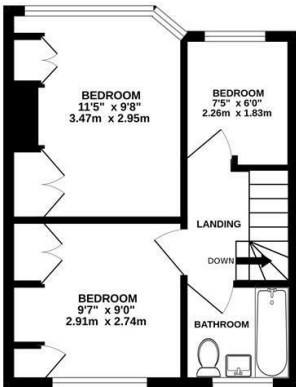
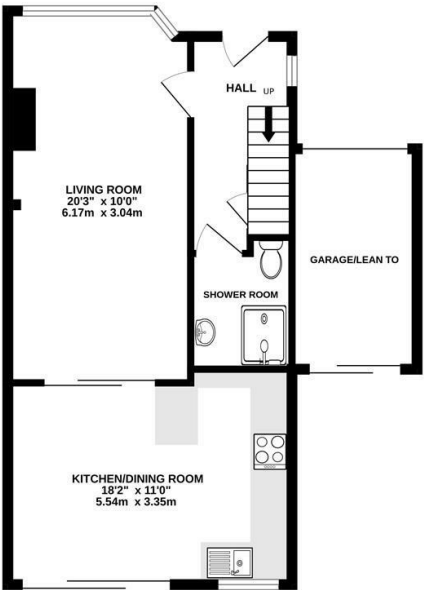
LOCATION:

Villiers 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 High Street with its popular shops, cafes and station is approx 1/2 mile 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, M4, M25 and South in the other.



GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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		80
(69-80) C		
(55-68) D	58	
(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.