

38 Montrose Avenue, Whitton, TW2 6HB



Asking Price £950,000 Freehold



A SUBSTANTIAL, FIVE BEDROOM SEMI DETACHED FAMILY HOME, IDEALLY SITUATED IN ONE OF WHITTON'S MOST REQUESTED RESIDENTIAL ROADS, CLOSE TO THE HIGH STREET AND STATION, OFFERED FOR SALE IN NEED OF UPDATING AND MODERNISING AT A REALISTIC ASKING PRICE WITH THE BENEFIT OF NO ONWARD CHAIN, PROVIDING A GREAT OPPORTUNITY TO CREATE A WONDERFUL FOREVER HOME.

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FOR SALE:

This larger than average semi detached house has been comprehensively extended in the past but still provides ample scope for any interested purchaser to remodel and redesign to create an impressive, truly spacious and unique family home. The accommodation features an L shaped receiving hall, an impressive front aspect sitting room, a separate, rear aspect generous size living room, an extended kitchen and downstairs cloakroom. Upstairs are five good size bedrooms, a bathroom/wc, a shower room and separate WC. Outside there is off road parking to the front for several vehicles and side pedestrian access to a secluded, rear garden which is laid mainly to lawn with patio, mature flower beds and borders. A viewing is highly recommended to appreciate the space, size, location and potential of this fine property.

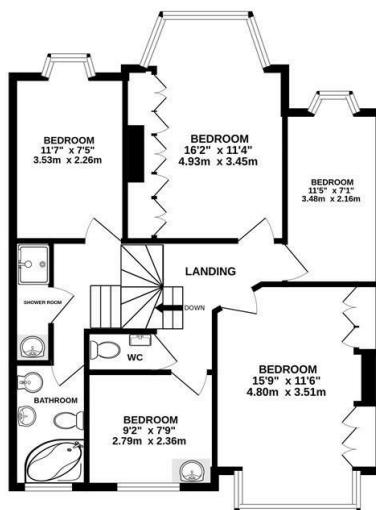
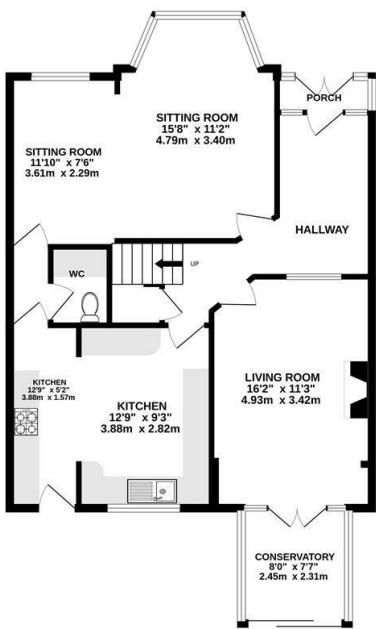
LOCATION:

Montrose Avenue is a requested residential road within 100 yards of Whitton High Street with its popular shops, cafes and railway station. Twickenham with its more comprehensive facilities and the A316 providing direct access to the M3/M4/M25 corridor are also close to hand.



GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.

1ST FLOOR
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 1603 sq.ft. (146.9 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 sales and marketing purposes only and may not be used as such by any prospective purchaser. The heating systems and appliances shown may not have been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	62
(69-80)	C	
(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.