



**Lyndhurst Avenue, Twickenham, TW2 6BS**

**£550,000**

A semi-detached bungalow situated in this sought after location with access to local shops and schools. The accommodation comprises spacious lounge, kitchen, three bedrooms and bathroom. The property also benefits from double glazed windows, central heating, rear garden, attached garage and own driveway providing street parking. In need of modernisation, no chain.

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**Entrance Hallway**

Radiator, storage cupboard housing meters, doors to rooms.

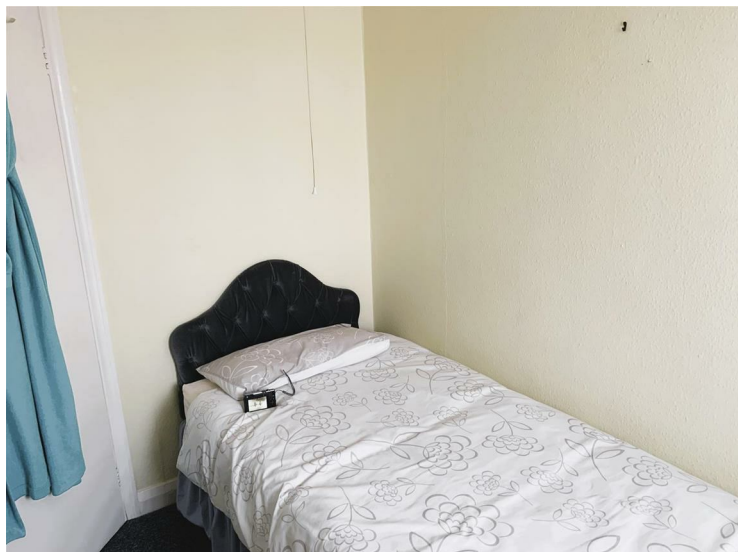
**Bedroom One 9'11" x 9'6" (3.035 x 2.908)**

Front aspect double glazed window, radiator, power point.

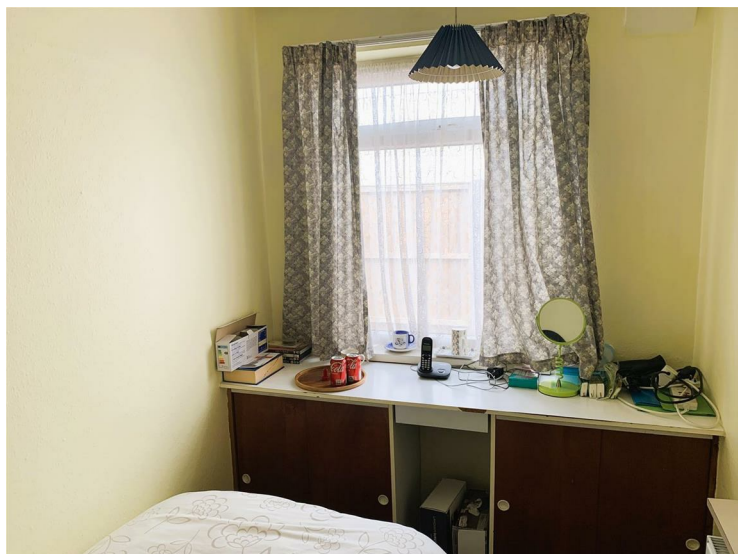
**Bedroom Two 13'0" x 4'9" (3.972 x 1.470)**

Front aspect double glazed window, built-in wardrobe, radiator, power point.



**Bedroom Three 6'0" x 4'1" (1.836 x 1.251)**

Side aspect double glazed window, built in cupboard under window, radiator, power point.

**Bathroom**

White suite comprising panel enclosed bath, pedestal wash hand basin, low level w/c, cupboard, towel rail, radiator, tiled walls, vinyl flooring, side aspect double glazed window.

**Lounge 12'5" x 12'4" to chimney breast (3.795 x 3.760 to chimney breast)**

Double opening doors to garden, radiator, electric fire with wood surround, power points.



**Kitchen 9'7" x 8'6" (2.934 x 2.603)**

**Outside**



Single drainer stainless steel sink unit with cupboard below, wall mounted units, space for oven, fridge, freezer and washing machine, wall mounted 'Vaillant' boiler, radiator, laminate flooring, part tiled walls, rear aspect double glazed window, door to garden.

**Rear Garden**



Well maintained garden with block paved patio, rest laid to lawn with shrub borders, side access to garage.

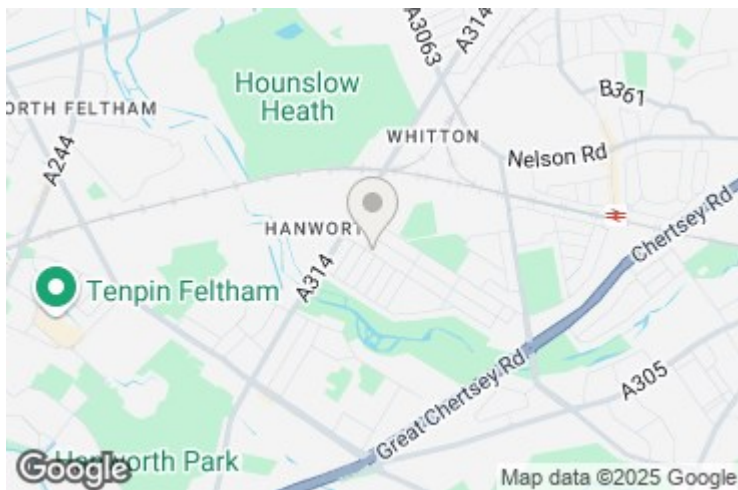


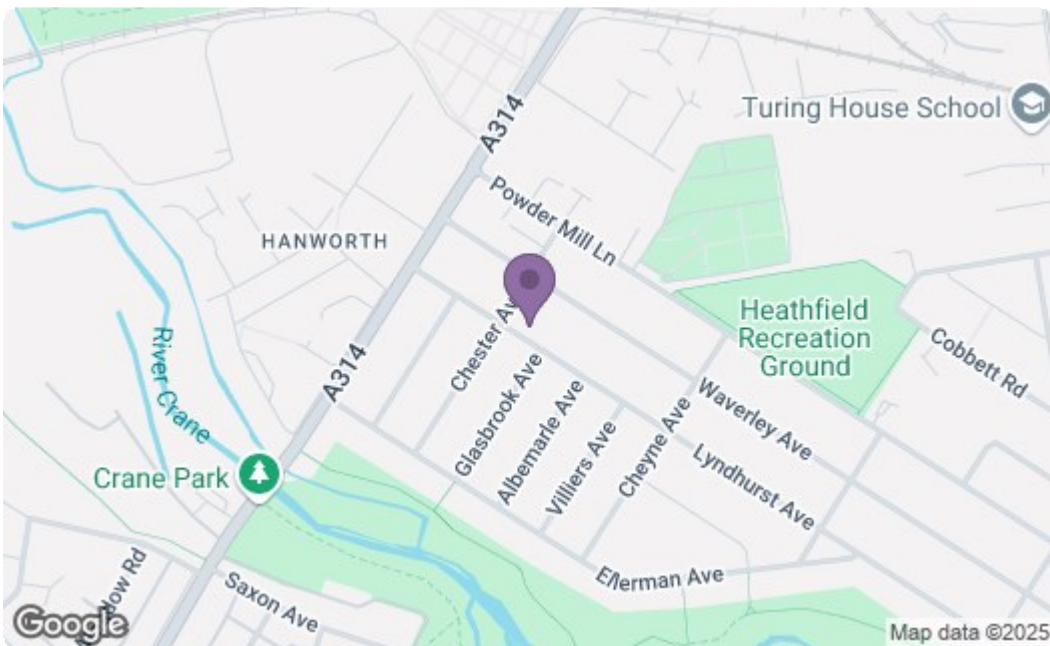
### Attached Garage





### Front

Driveway providing off street parking.





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 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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