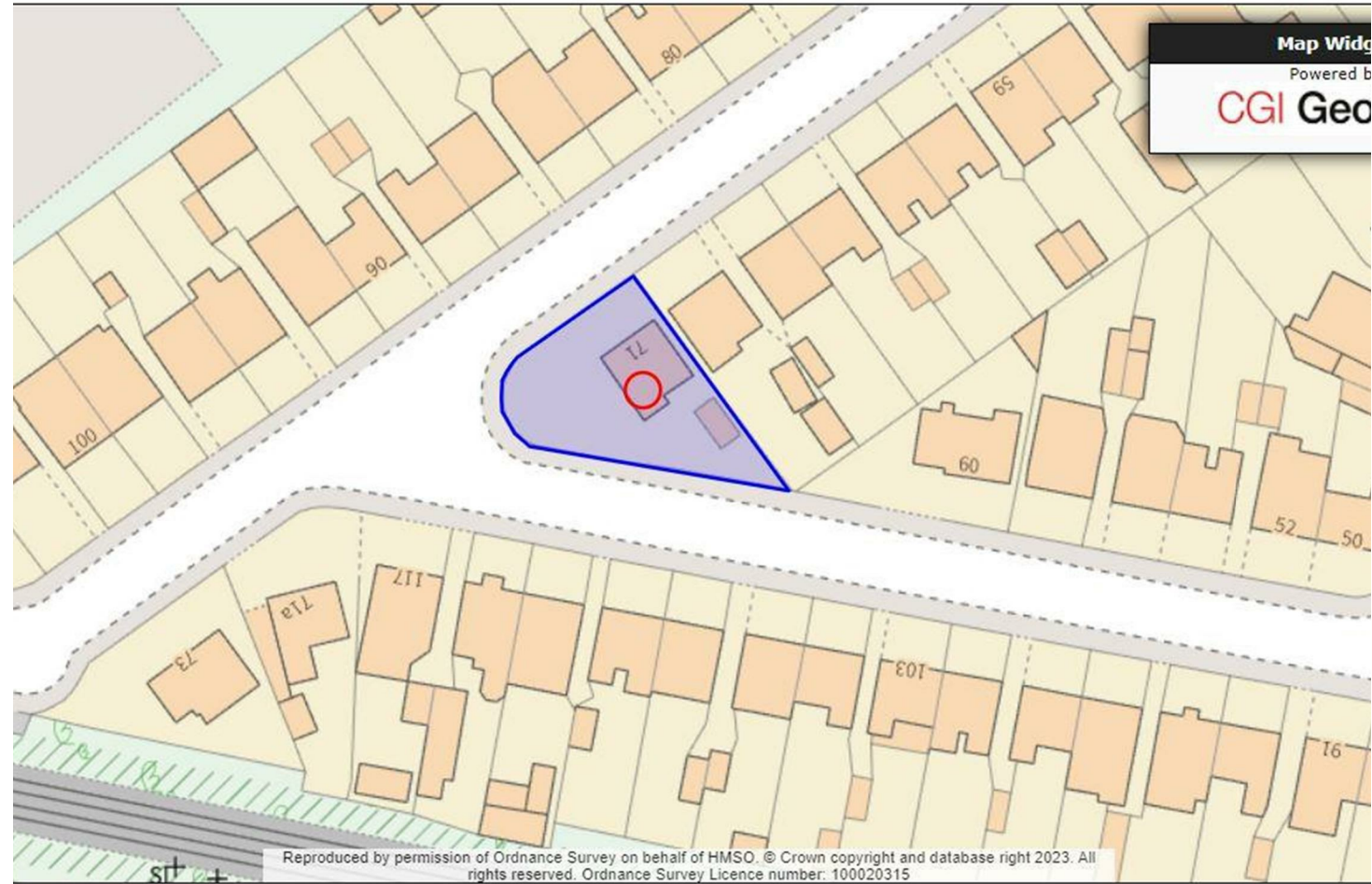




Gladstone Avenue, Twickenham, TW2 7PS
Guide Price £609,950

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This detached bungalow is strategically positioned on a corner plot with NO ONWARD CHAIN!

The expansive plot not only offers a generous footprint but also holds significant development potential, There is prospect of building another dwelling on the plot, adding an exciting layer to this exceptional opportunity, subject to planning permission.

Inside, the bungalow features two well-proportioned bedrooms, a spacious reception room providing versatile living space, a functional kitchen and a well-appointed family bathroom. The property is surrounded by large front, side, and rear gardens presenting ample outdoor space for potential landscaping or expansion.

A distinctive feature is the garage located in the rear garden, accompanied by private gated vehicle access providing both convenience and security.

Desirably located the property offers an ample array of local amenities including Tesco Extra and Twickenham Stadium as well as transport links into London via Twickenham Station. For motorists the A316 and A4 can be found within a short drive as well as bus links to neighbouring towns. Reputable schools include Trafalgar Infant School and Waldegrave School both scoring OUTSTANDING by OFSTED

Key Features

- **No Onward Chain + In Need of Modernisation**
- **Wealth of Development Opportunity (stpp) + Potential to Build Another Dwelling (stpp)**
 - **Corner Plot**
 - **Detached Bungalow**
 - **Two Bedrooms**
 - **Large Reception Room**
 - **Kitchen**
 - **Family Bathroom**
 - **Large Front, Side + Rear Gardens**
- **Garage in Rear Garden with Private Gated Vehicle Access**



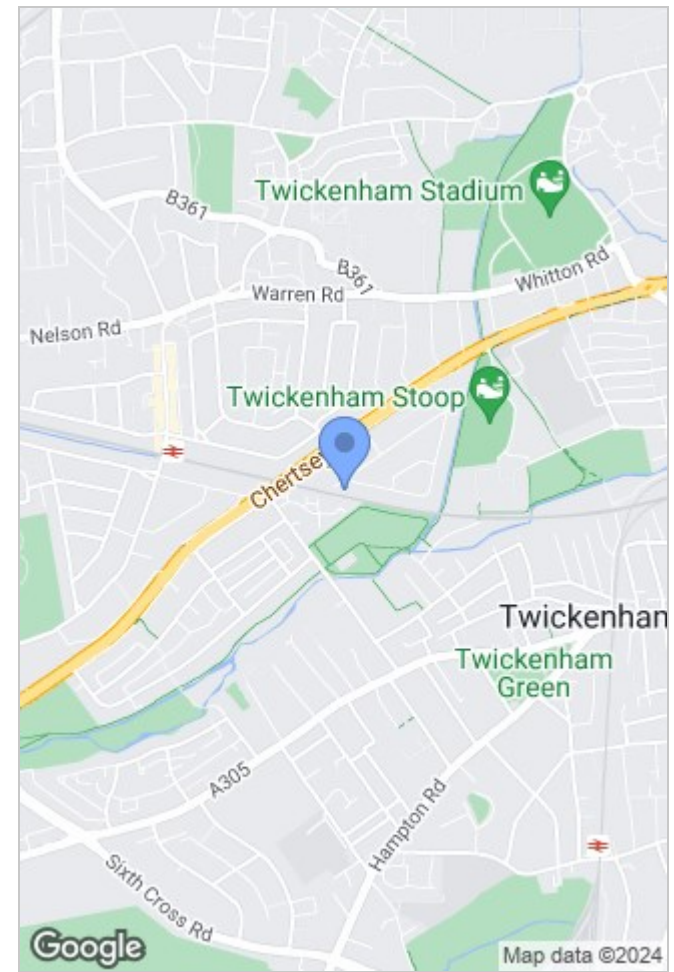
GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



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TOTAL FLOOR AREA: 931 sq.ft. (86.5 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			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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