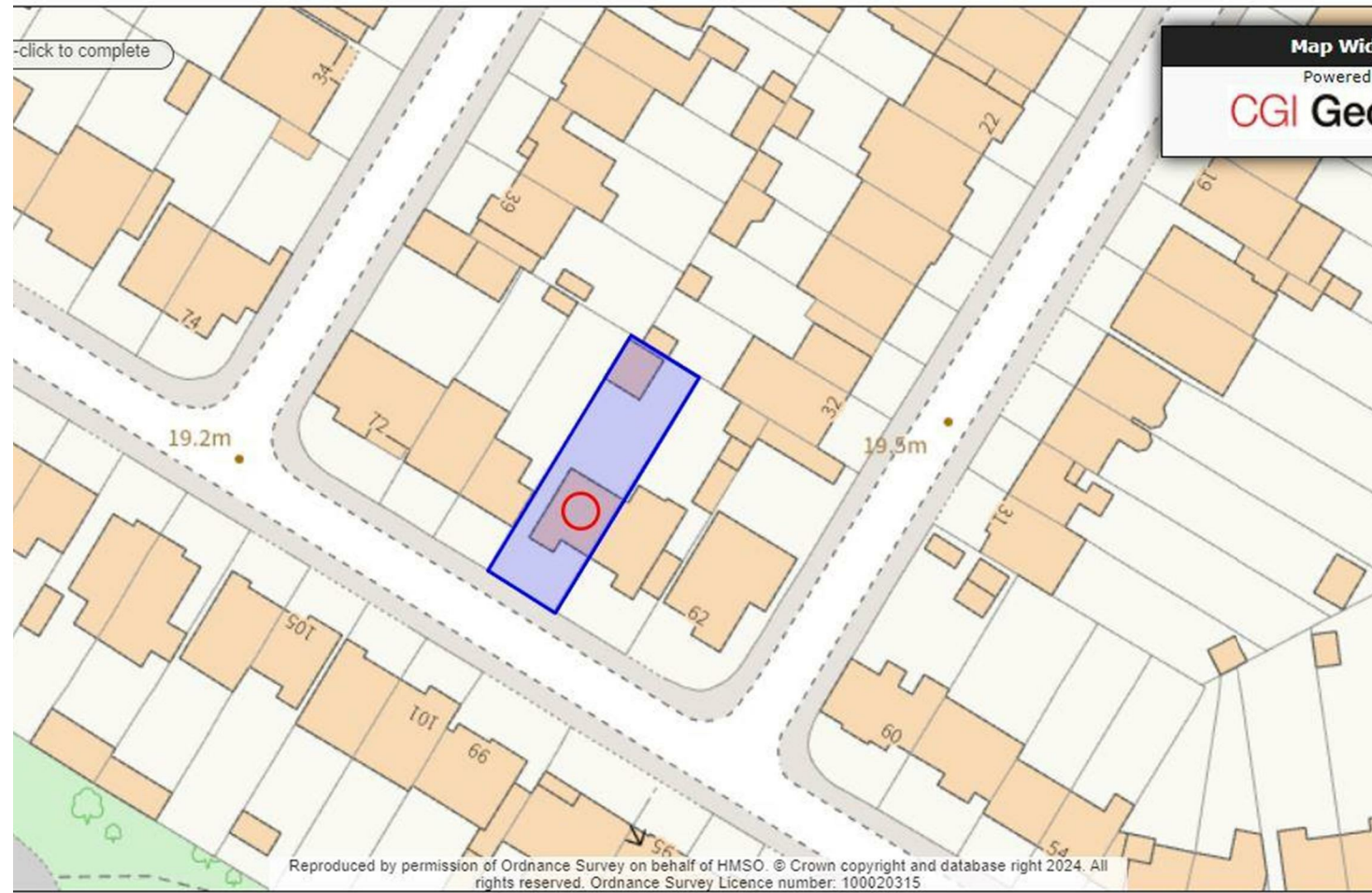




**Ellerman Avenue, Twickenham, TW2 6AL**  
**Guide Price £575,000**

**DBK**  
ESTATE AGENTS





Presenting a fantastic opportunity to acquire this spacious semi-detached bungalow offered with NO ONWARD CHAIN!

Situated on a generous plot with over 7ft of side space, this property is brimming with potential and offers a wealth of development opportunities, subject to planning permission.

The bungalow features three bedrooms, a well-sized reception room, a kitchen and family bathroom.

Externally, the expansive rear garden is a standout feature, offering ample space for outdoor living, gardening and also includes a double garage and side access. The front garden, complete with off-street parking, further enhances the convenience of this property.

Sited within walking distance to Whitton Overground Station providing direct links to London Waterloo among many local amenities situated on Whitton High Street. There are ample bus links to neighbouring towns and London Heathrow Airport as well as reputable schools including Bishop Perrin Church of England Primary School and The Heathland School both rated OUTSTANDING by Ofsted, for motorists the A316, M4 and M25 can be found within a short drive.



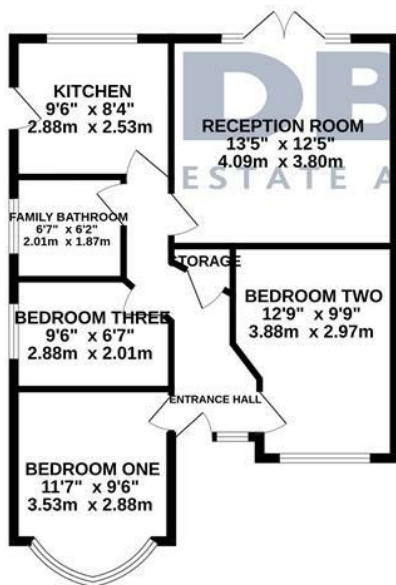
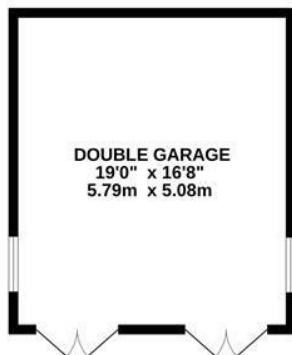
## Key Features

- No Onward Chain
- Semi-Detached Bungalow with Over 7Ft Side Space
- Wealth of Development Opportunity (stpp)
  - In Need of Modernisation
    - Three Bedrooms
    - Reception Room
      - Kitchen
    - Family Bathroom
- Expansive Rear Garden with Double Garage + Side Access
- Front Garden with Off Street Parking





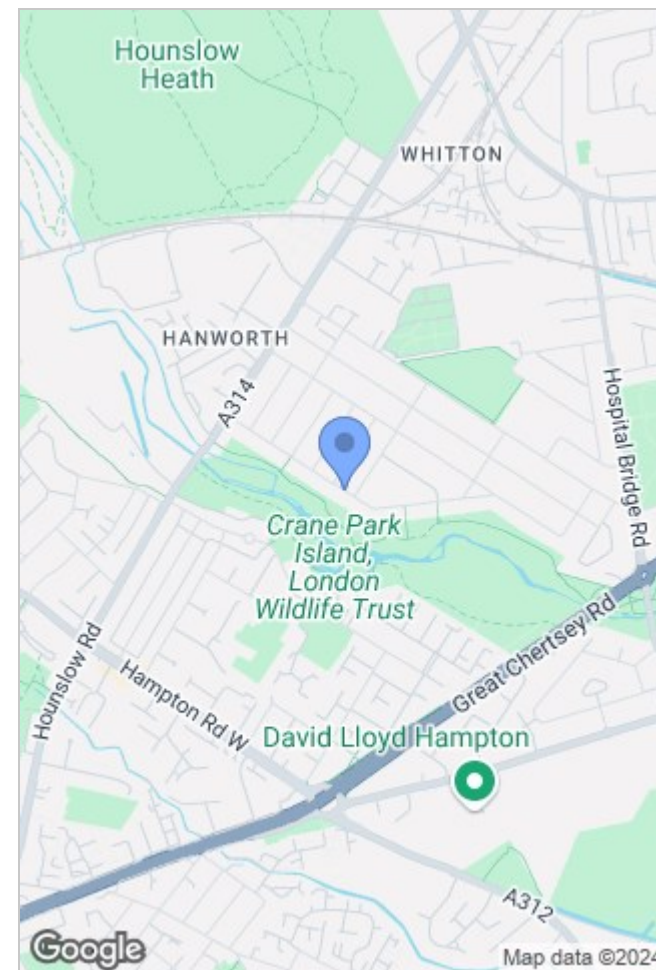
GROUND FLOOR  
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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                                 |  |                         | 88        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 54                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

36 Bath Road, Hounslow, Middlesex, TW3 3EB  
Tel: 0208 570 4747  
Email: hounslow@dbkestates.com  
www.dbkestates.com