

**Shaw & Co**  
ESTATE AGENTS

**£1,000,000**  
**Montrose Avenue**  
Twickenham, TW2 6HB

## PROPERTY SUMMARY

Offering generous living space throughout, this 4/5 bedroom semi detached family home is situated on one of Whitton's most sought-after premiere roads, Montrose Avenue.

Internally the property benefits from a through living/dining room with a wide bay window leading into a smart kitchen, plus a very useful utility area and cloakroom and the option of a study/bedroom five. Upstairs provides three double bedrooms and a modern family bathroom, with a further bedroom and en-suite shower room on the top floor.

5



3



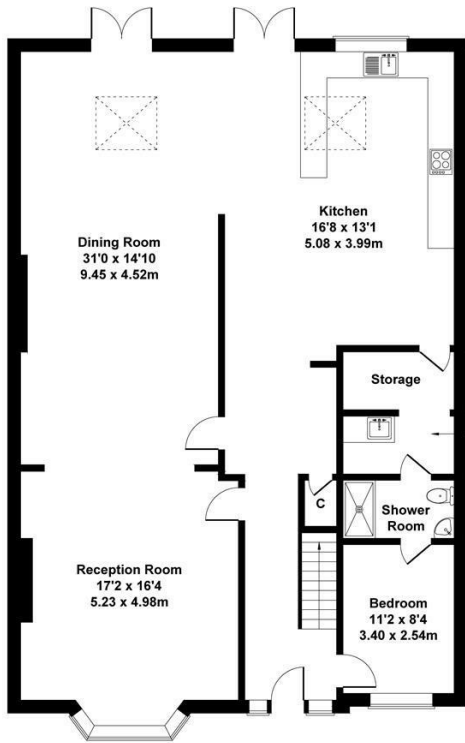
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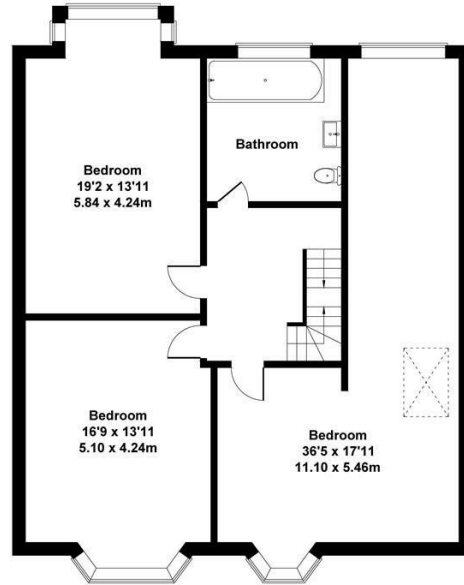


## Montrose Avenue, TW2

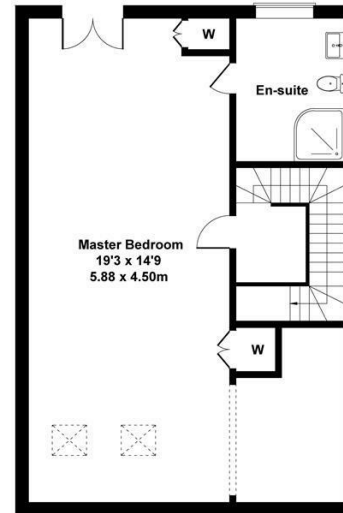
Approximate Gross Internal Area  
3681 sq ft - 342 sq m



Utility  
8'4 x 4'4  
2.54 x 1.32m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



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### LOCAL AUTHORITY

Richmond upon Thames London Borough Council

### TENURE

Freehold

### COUNCIL TAX BAND

E

### VIEWINGS

By prior appointment only

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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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### OFFICE ADDRESS

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### OFFICE DETAILS

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