

## Waverley Avenue Whitton



### £849,950 Freehold

- Beautifully presented family house
- Five bedrooms
- Three bath / shower rooms
- Off-street parking
- Sought-after local schools nearby
- Double-fronted and extended
- Three reception rooms
- Lovely private rear garden
- Green spaces close by
- Close to Whitton town centre

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## Waverley Avenue, Whitton, Middlesex TW2 6DN

A double-fronted, extended and beautifully presented family house with five good sized bedrooms, three reception rooms and three modern fitted bath / shower rooms. The property is located in a popular residential area giving good access to sought-after local schools and green spaces. The cafes, restaurants, shops, amenities and railway station of Whitton town centre are all close by.

An entrance hallway with two built-in understairs storage cupboards leads to the through reception room with ample space for separate sitting and dining reception areas. There is a double-glazed round bay window, fireplace with log burning fire, and shelving and custom-made storage cupboards into the alcoves. Open plan access leads to the kitchen with a range of modern fitted units and solid wood worksurfaces. There is space for a range cooker, integrated Bosch dishwasher, integrated fridge, and integrated freezer. Shelving and a custom-made storage cupboard provide further storage, and a squared arch leads to the garden facing and extended sunroom / family reception room / home office. Light floods in through two large, double-glazed skylights, side aspect double-glazed window, and double-glazed bi-folding doors to the garden. There is a downstairs shower room and W.C, with utility area. The shower cubicle is modern fitted and there is a wall mounted sink unit, heated towel rail, double-glazed window, part tiled walls and tiled flooring. The utility area has space and plumbing for a washing machine, space for a tumble dryer, solid wood worksurface, and shelving. There is a front aspect family reception room with double-glazed windows, and a range of Sharps built-in wardrobes and cupboard space.

Stairs lead to the spacious first floor landing with potential for a study area and doors to all rooms. There are four good sized bedrooms, two of which have ranges of Sharps built-in wardrobes. One of the rear aspect bedrooms houses the concealed gas central heating combination boiler and hot water cylinder. The family bathroom and W.C have a modern fitted white suite with a bath with a handheld shower attachment. There is a wall mounted sink unit, heated towel rail, part tiled walls, and a double-glazed frosted window.

Stairs lead to the second floor landing with a built-in storage cupboard and door to the principal bedroom suite. There is a wonderful double bedroom where attractive views of Heathfield Recreation Ground are enjoyed via double-glazed windows and a double-glazed Juliet balcony. There is a range of built-in wardrobes and an arch leads to the four-piece modern fitted en suite bathroom and W.C. A bath has a handheld shower attachment, and there is a separate shower cubicle, vanity sink unit, and chrome heated towel rail. Two double-glazed Velux windows with integrated blinds provide distant views of Crane Park, and there is a built-in storage cupboard, tiled walls, and tiled flooring. Additional features include well-presented décor throughout the home, good storage, character doors, wood flooring, modern fitted carpets, double-glazing and gas central heating.

Outside there is a front garden where a pebbled drive provides off-street parking and there is lighting, power, tap, and bin storage. There is a lovely private rear garden with raised patio, further patio, raised decked and lawned areas. There are tree, flower, and shrub borders, two allotment patches, potting shed, lighting, power, and a tap.

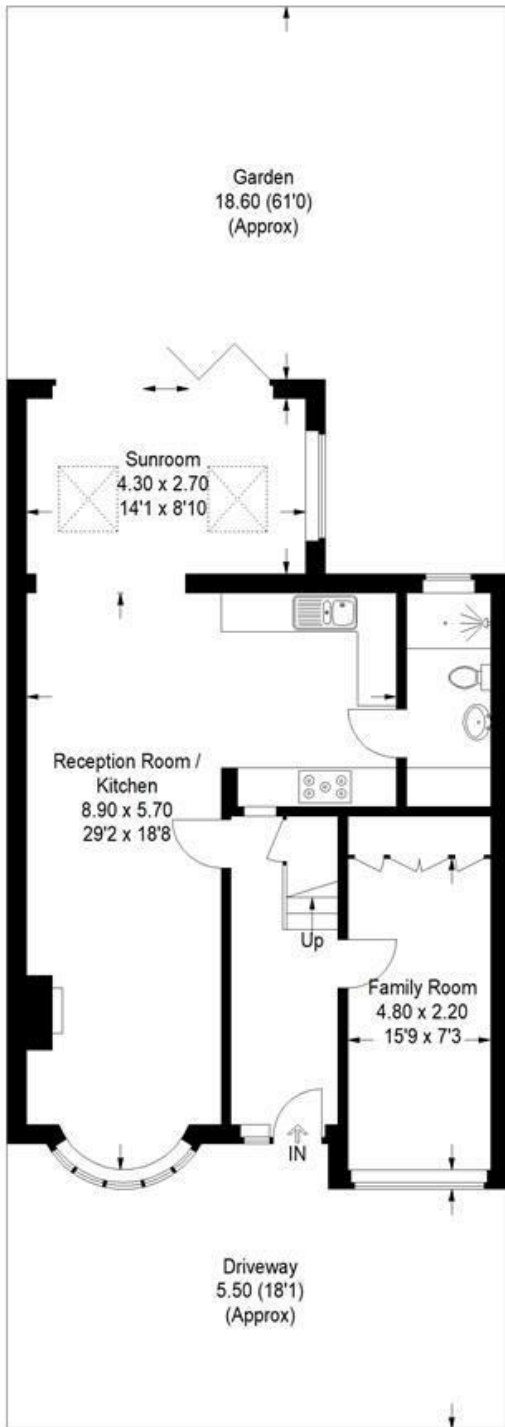




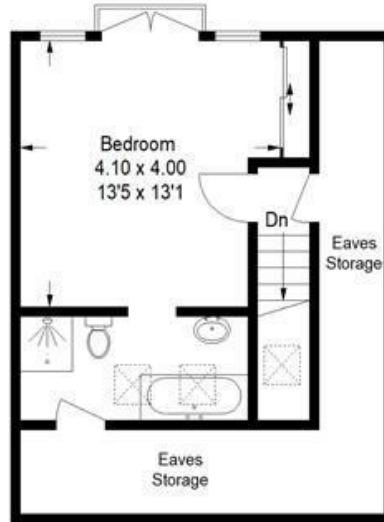


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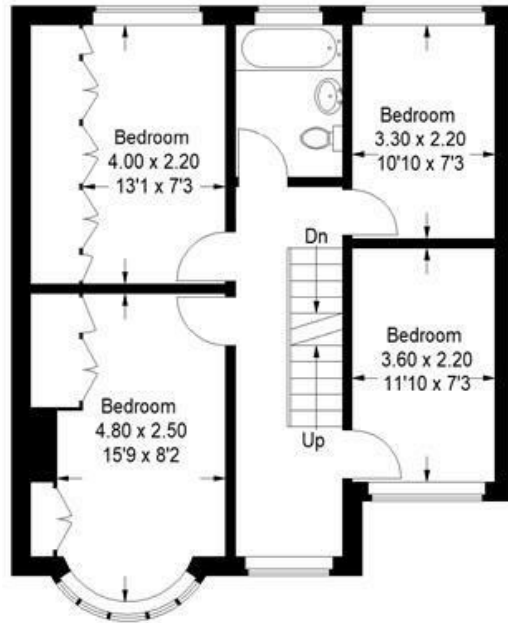
Approximate Gross Internal Area (Excluding Eaves)  
157.8 sq m / 1698 sq ft



**Ground Floor**  
806 sq ft / 74.9 sq m



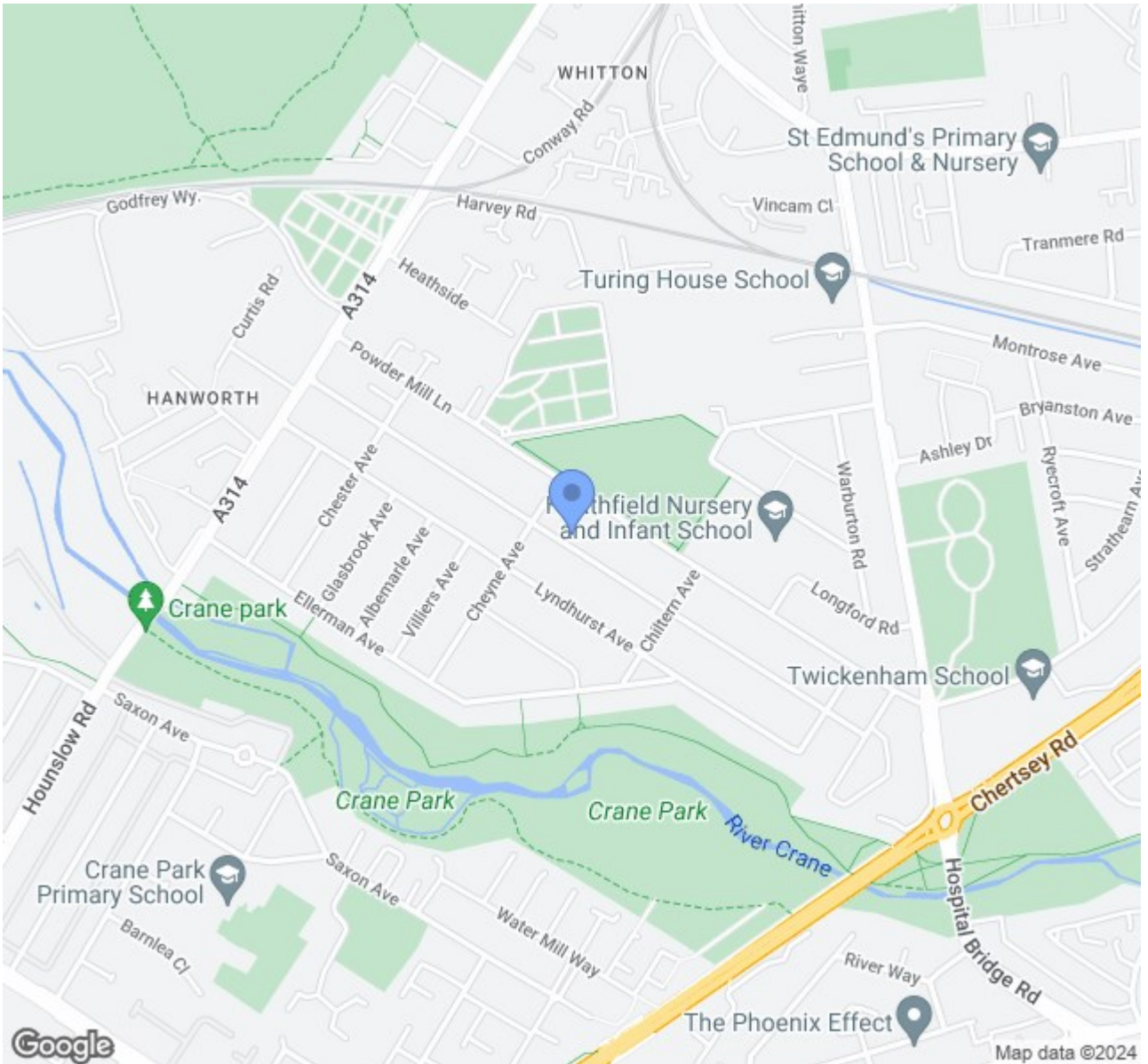
**Top Floor**  
280 sq ft / 26.0 sq m



**First Floor**  
612 sq ft / 56.9 sq m

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1010197)





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	75	84

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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

\*\*All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them\*\*