

1 Godfrey Avenue, Twickenham, TW2 7PE



Offers In The Region Of £799,950 Freehold



A LARGE CORNER PLOT IS A FEATURE OF THIS EXTENDED THREE BEDROOM HOUSE WHICH IS POSITIONED BETWEEN WHITTON AND TWICKENHAM AND IN A NO THROUGH RESIDENTIAL ROAD OF SIMILAR 1930'S PROPERTIES. THREE RECEPTIONS AND FURTHER POTENTIAL TO IMPROVE, WE RECOMMEND A VIEWING IF THIS IS THE STYLE OF HOME FOR YOU.

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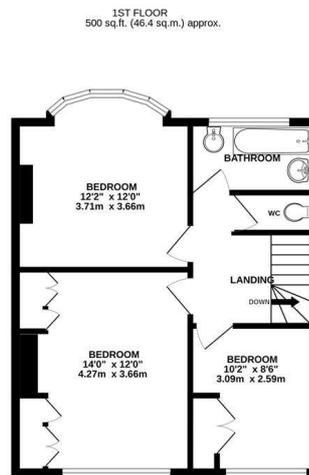
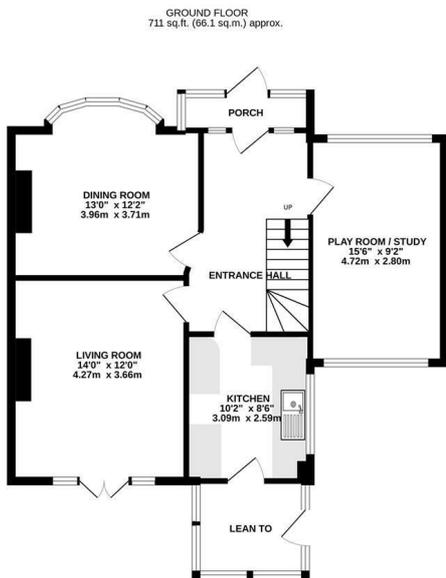
FOR SALE:

A great opportunity to acquire an extended three bedroom family home, boldly situated on a corner plot. The property is offered for sale with no onward chain and provides good accommodation, consisting of three bedrooms and a bathroom to the first floor and three separate receptions to the ground floor with a kitchen and a good size hallway. There is scope for further extension subject to local authority approval. The decorative condition does leave room for improvement and this is very much an opportunity to purchase a home which can be improved to the incoming purchasers own style and taste.

Outside: There is a wide paved fore garden and decent side area with the rear garden being wider than the average and having the benefit of its own drive with vehicular access to a detached garage, this does require some updating.

LOCATION:

Godfrey Avenue is one of the areas more favoured roads, being a no through road and well positioned for easy access to local schools and both Twickenham and Whitton town centers, shops and railway station.



TOTAL FLOOR AREA: 1211 sq.ft. (112.5 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		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	number

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.