

ASPEN
SALES & LETTINGS

89 Sunningdale Avenue, Hanworth, TW13 5JS

£420,000

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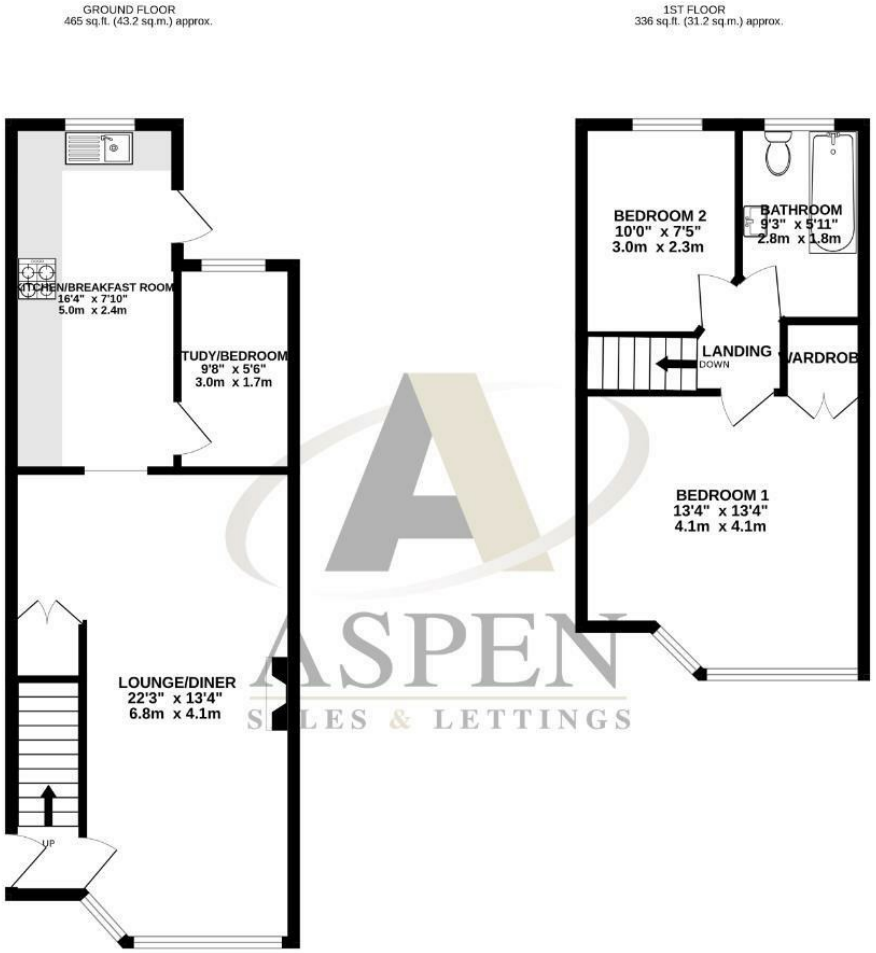
Offered to the market is this very well presented two/three-bedroom end-of-terrace home, ideally positioned in a popular and convenient residential road within easy walking distance of local shops, schools and everyday amenities. The property offers particularly versatile accommodation, with a useful ground-floor study/third bedroom providing an excellent option for those working from home, requiring a guest room or looking for additional family space. The ground floor also features a generously proportioned lounge/dining room, providing ample space for both comfortable seating and a full-size dining table, while to the rear is an impressive extended 16ft kitchen, offering excellent storage and workspace with access out to the garden.

Outside, one of the property's standout features is the exceptionally large rear garden, providing a fantastic space for families, entertaining and outdoor living. The generous plot also offers considerable potential for further extension or development of the existing accommodation, subject to the necessary planning consents, making this an exciting option for buyers looking for a home they can grow into over time. Further benefits include the significant advantage of an own driveway providing off-road parking, together with the additional natural light and privacy associated with an end-of-terrace position. Combining flexible accommodation, excellent outside space and further potential in a highly convenient location, this is a superb opportunity for both families and buyers looking for a long-term home. Call Alex White and his market leading sales team at Aspen estate agents.





Floor Plan



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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Features

- Very Well Presented Two/Three-Bedroom End-of-Terrace Home
- Generous Lounge/Dining Room – Ideal for Family Living
- Exceptionally Large Rear Garden
- Desirable End-of-Terrace Position
- Call Alex White & Aspen's Market-Leading Sales Team to Arrange Your Viewing
- Versatile Ground-Floor Study / Third Bedroom
- Impressive Extended 16ft Kitchen
- Excellent Potential to Extend Further (STPP)
- Walking Distance of Local Shops, Schools & Amenities

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Tenure - Freehold Council Tax Band - D

Aspen Residential Services
77 Church Road, Ashford, Surrey, TW15 2PE
Tel: 01784 252 202
Email: enquiries@aspensalesandlettings.com



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