

## 56 St Margarets Grove, Twickenham, TW1 1JG

Mid terrace, bay fronted Victorian cottage in a central St Margarets village location, within 300 metres of Moormead Park.

Presented in excellent condition with charming period features and light modern décor throughout, this superb house offers 924 sq ft of living space.

Entrance hallway leads into dual aspect living/dining room with a doorway to the fully fitted kitchen at the rear. Double doors lead directly to the beautiful south facing garden with patio, lawn and mature planting.

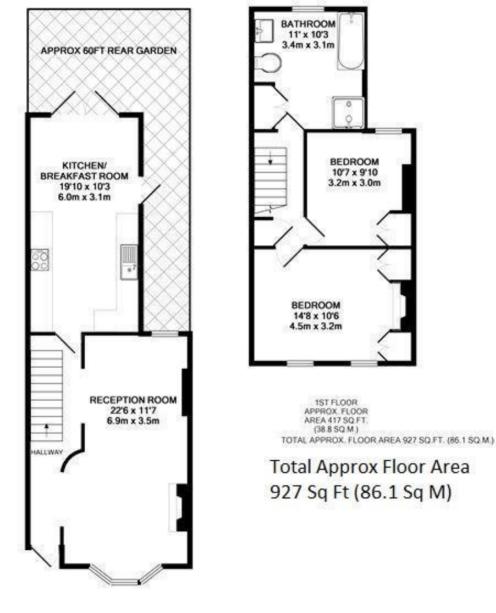
Upstairs are 2 double bedrooms and the period style family bathroom.

Potential to add a substantial loft conversion to create a spacious 4 bedroom family home - as demonstrated by 60 St Margarets Grove recently sale agreed by Websters.

Situated only 300 metres from St Margarets train station and the village shopping area and just 1 mile from Richmond upon Thames. EPC Rating D

- Mid Terrace Victorian Cottage
- Superb Condition
- Potential to Loft Convert (stpp)
- Through Lounge/Dining Room
- Separate Kitchen
- 2 Double Bedrooms
- South Facing Garden







a Websters Estate Agents 36 Broad Street, Teddington, Middlesex TW11 8QY t 020 8614 6000 e sales@mywebsters.co.uk wmywebsters.co.uk

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approxiamte. No person in this firms employment has the autority to make or give any representation or warranty in respect of the property.

0 Ó

