



Websters
estate agents

Hamilton Road, Twickenham, TW2 6SN

Mid Terrace 2 bedroom Victorian cottage in a quiet cul-de-sac location only 0.2 miles from Twickenham Green, local shops, bars and restaurants, 0.4 miles from Archdeacon Primary and St Richard Reynolds College, 0.6 miles from Trafalgar Primary School and less than 0.9 miles from Waldegrave Girls School/Co-ed Sixth Form.

Recently redecorated and tastefully presented to offer 766 sq ft of living space over 2 floors with modern fixtures, fittings and floorings, double glazed windows and doors and newly fitted Sharps fitted bedroom furniture in both rooms.

Front door opens into the dual aspect open plan living/dining room with wood flooring, garden views and access to the fitted kitchen at the rear. This well planned room has fitted units, a range cooker and a stone tiled floor. A door opens onto the low maintenance garden with shed storage and secure gated rear access. On the first floor are 2 double bedrooms, the family bathroom and hatch access with a pull down ladder to loft storage.

Located only 0.6 miles from Church Street, the River Thames and towpath walks past Marble Hill Park into Richmond and just 0.7 miles from Strawberry Hill and Twickenham mainline train stations.

EPC Rating D

- Mid Terrace Victorian Family Home
- 2 Double Bedrooms and Upstairs Bathroom
- Living/Dining Room and Fitted Kitchen
- Newly Fitted Sharps Bedroom Furniture
- Low Maintenance Garden
- Tastefully Presented Throughout
- 0.7 Miles from Twickenham Train Station





GROUND FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.2 SQ.M.)

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