



Sidney Road  
Twickenham



# Sidney Road

Twickenham

## Overview

- STUNNING MAISONETTE
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- CHARACTER FEATURES
- MODERN KITCHEN
- INTEGRATED APPLIANCES
- PRIVATE REAR GARDEN
- CLOSE TO TRAIN STATION
- FANTASTIC SCHOOLS NEAR BY
- SHORT WALK TO AMENITIES
- NO ONWARD CHAIN

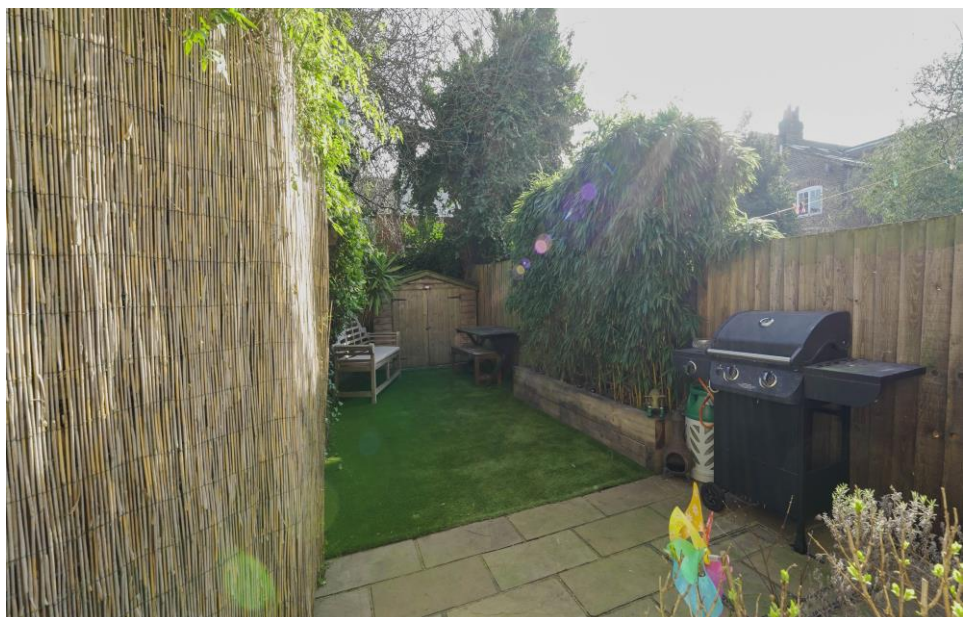


*“Stunning two-bedroom maisonette in the heart of St Margaret’s village, steps away from Moormead Park”*



We are delighted to offer this stunning two-bedroom maisonette in the heart of St Margaret’s village, steps away from Moormead Park, and a five-minute walk from St Margaret’s station, shops, pubs and restaurants and in close proximity of Marble Hill Park, Richmond Park and Richmond town centre. The property features two well-proportioned double bedrooms, a high spec bathroom with separate bath and walk-in shower, an open plan kitchen/reception room and pretty garden.

The property consists of a long and spacious hallway with access to two fantastic sized double bedrooms both benefitting from an abundance of natural light and original features....



....there is a large hallway storage cupboard and a high spec tiled family bathroom with modern white four-piece suit. As the hallway comes to an end you approach a beautiful open plan kitchen/reception room, the living area is tastefully decorated throughout. This room oozes style and sophistication, benefitting from plenty of character, including hardwood flooring and a feature fireplace.

The kitchen is contemporary with matching white eye and base level units, integrated appliances, and stunning solid oak worktops with door access to the garden. Externally, to the rear is a private enclosed garden with a patio area, artificial grass, boxed feature bamboo wall, and great sized shed.



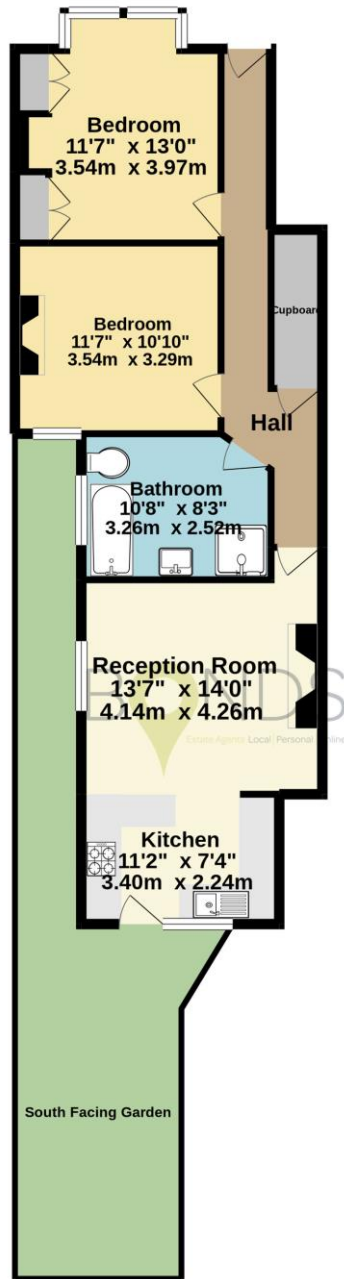
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Location

The property is located in the heart of St Margaret's village on the widely admired tree-lined Sidney Road, steps away from Moormead Park, and a five-minute walk from St Margaret's station, shops, pubs and restaurants and in close proximity of Marble Hill Park, Richmond Park and Richmond town centre. Close to St Margaret's and Twickenham railway stations (Mainline to London Waterloo). There are outstanding primary and secondary schools within walking distance. All that Richmond and Twickenham have to offer are also within easy reach.



Ground Floor  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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Our dedicated and friendly team will assist you 7 days a week. Get in touch today!

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.