



**Montrose Avenue  
Twickenham**

**£975,000**

**ChaseBuchanan**

## Key Features

- Viewings accompanied by Chase Buchanan
- Fabulous family home
- High specification finish
- Spacious kitchen/dining room
- Three bedrooms
- Large rear garden
- Off street parking & garage
- Close to station & amenities
- Excellent schools nearby
- Highly desirable location

## Description

This stunning family home has been extended and improved throughout, combining traditional and modern features, complementing this very appealing property.

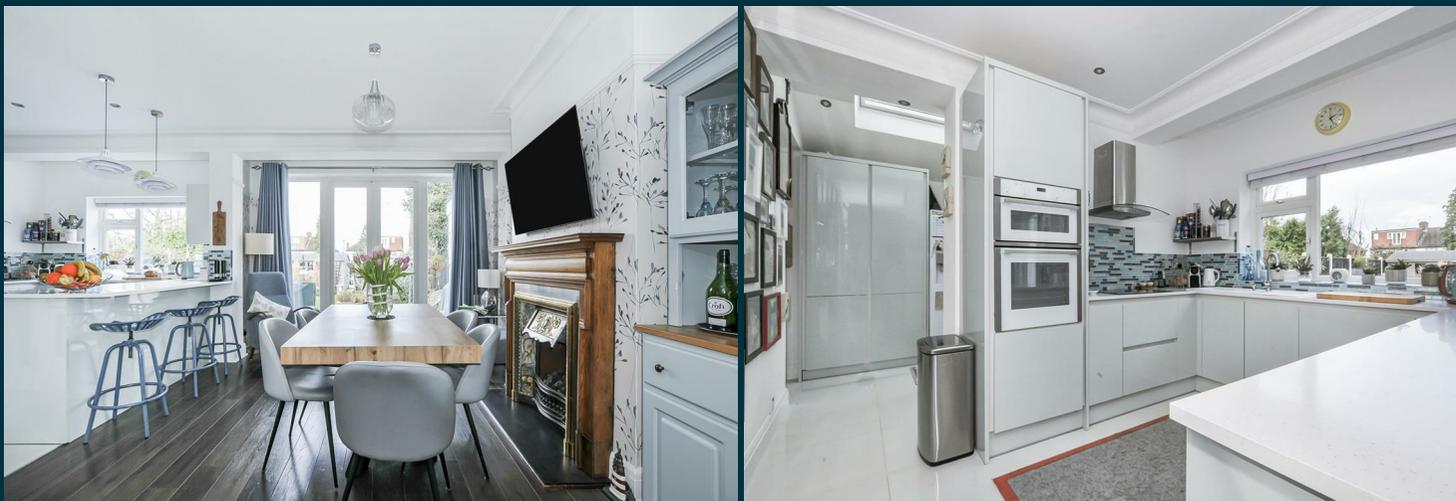
With well-proportioned living spaces and a pleasing décor throughout, the ground floor has an elegant living room with a wide bay window and a feature fireplace, leading into a sophisticated kitchen/dining room, plus a very useful utility area and cloakroom. Upstairs provides three bedrooms and a modern family bathroom.

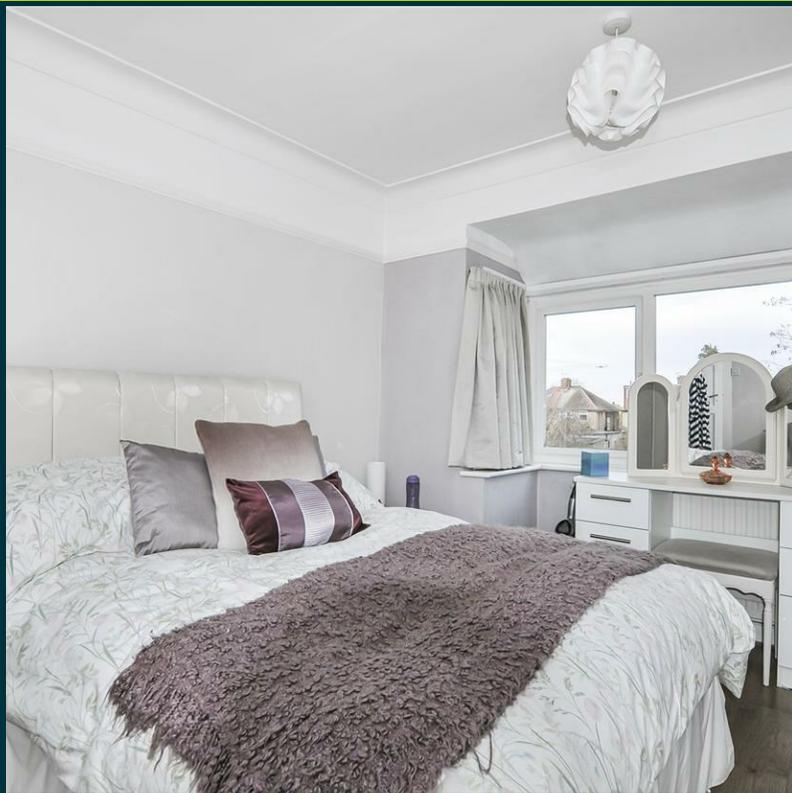
The rear garden provides the perfect spot for 'al-fresco' dining and relaxing with a patio area, raised flower beds, mature trees and shrubs, plus a large shed. The front provides off-street parking and a garage.

The stylish interior has been carefully considered as an integral part of the overall design. With high-specification fixtures & fittings, the smart kitchen has sleek units and integrated appliances, whilst wide-glazed doors and a skylight maximise the light. The spacious living areas provide the perfect balance of flexible space and comfort with the potential to extend further. (STPP)

Montrose Avenue is a highly desirable location within walking distance to Whitton Station and the high street, with a variety of shops and restaurants and some excellent schools nearby, including Bishop Perrin Primary School rated 'outstanding' by Ofsted. Twickenham town centre is nearby and easy access to the A316 connecting to the M3/M25 and into central London and Heathrow Airport. Heathfield Recreation Park and Crane Park with pleasant walks along the River Crane are also within easy access.

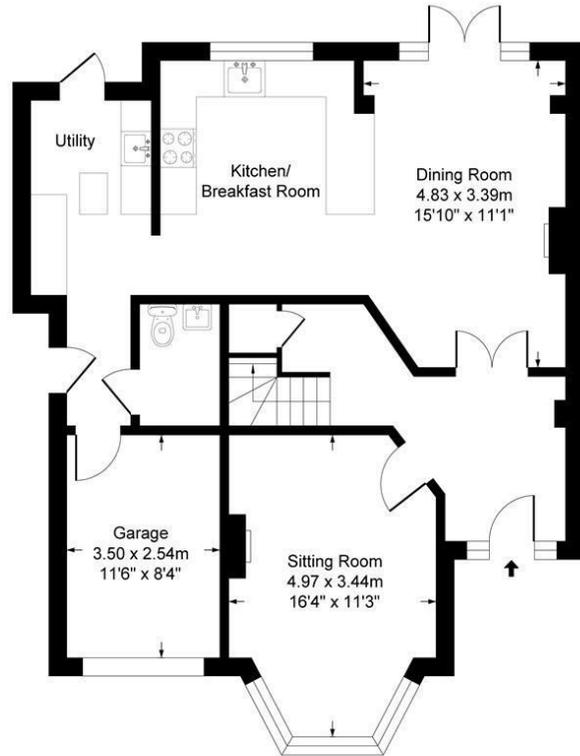
To arrange a viewing, please get in touch with the vendors' sole agent Chase Buchanan.



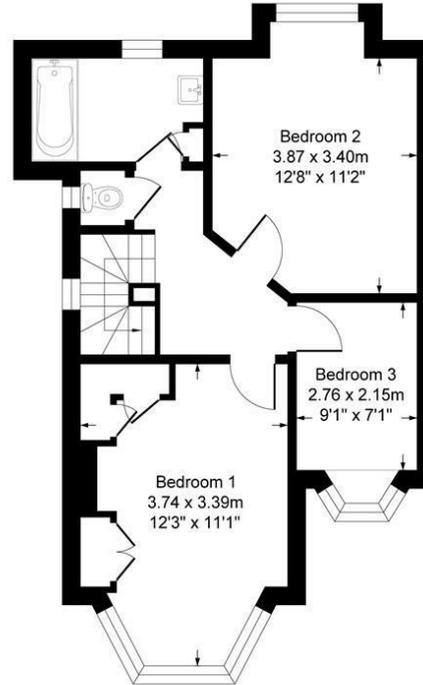


# Montrose Avenue

Approx. Gross Internal Floor Area  
130.7 Sq M - 1407 Sq Ft



Ground Floor  
Approximate Floor Area  
869.70 sq.ft  
(80.79 sq.m)



First Floor  
Approximate Floor Area  
537.29 sq.ft  
(49.91 sq.m)

Illustration for identification purposes only, measurements are approximate, not to scale.

Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	

For more information or to book a viewing, please contact:

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