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**Heatham Park  
Twickenham**

£475,000

**ChaseBuchanan**

## Key Features

- Viewings accompanied by Chase Buchanan
- First floor maisonette
- Very well presented
- Modern kitchen & bathroom
- Two double bedrooms
- Private garden, garage, off street parking
- Overlooking river Crane
- Easy access to station & shops
- Excellent schools nearby
- Chain free

## Description

This first-floor maisonette with a private garden is located within easy access to central Twickenham, the river Crane and some open green spaces.

The smart interior has high-quality fixtures and fittings and a pleasing, neutral décor. With a spacious living/dining room with pleasant views over the river, a modern fitted kitchen, two bedrooms and a smart bathroom. The private rear garden has a patio area and lawn overlooking the river and a detached garage with a driveway in front for 2 cars.

Ready to move into, this lovely maisonette could be an ideal first-time buy or investment purchase.

Heatham Park is a popular cul-de-sac close to Craneford playing fields and is less than half a mile to Twickenham Station and the high street with a variety of shops, pubs and restaurants. Orleans Park and St Mary's School are less than a mile away, and the area is well served by sports and leisure facilities, plus easy access to the M3/M25 motorways and Heathrow Airport.

Leasehold - Lease 164. Ground Rent - Peppercorn. Service Charge - £100 pa  
(All details concerning the lease terms and outgoings are subject to verification).

To arrange a viewing, please call the vendors' Sole agent Chase Buchanan.





# Heatham Park Road TW2

Approx. Gross Internal Floor Area  
52.0 Sq M - 560 Sq Ft

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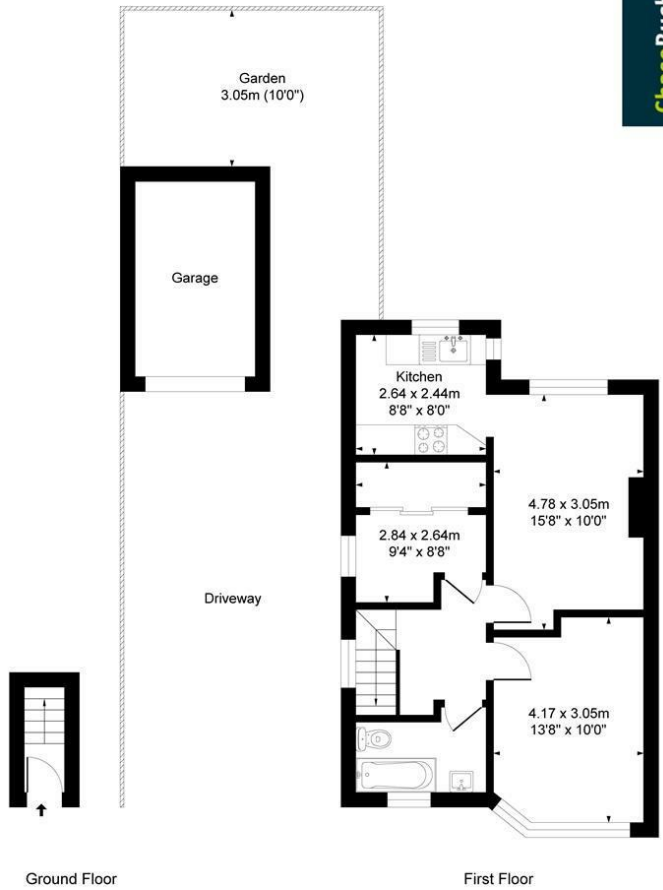


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

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

**020 8744 0101**

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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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			

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