

**Heathfield South  
Twickenham  
TW2 7SR**

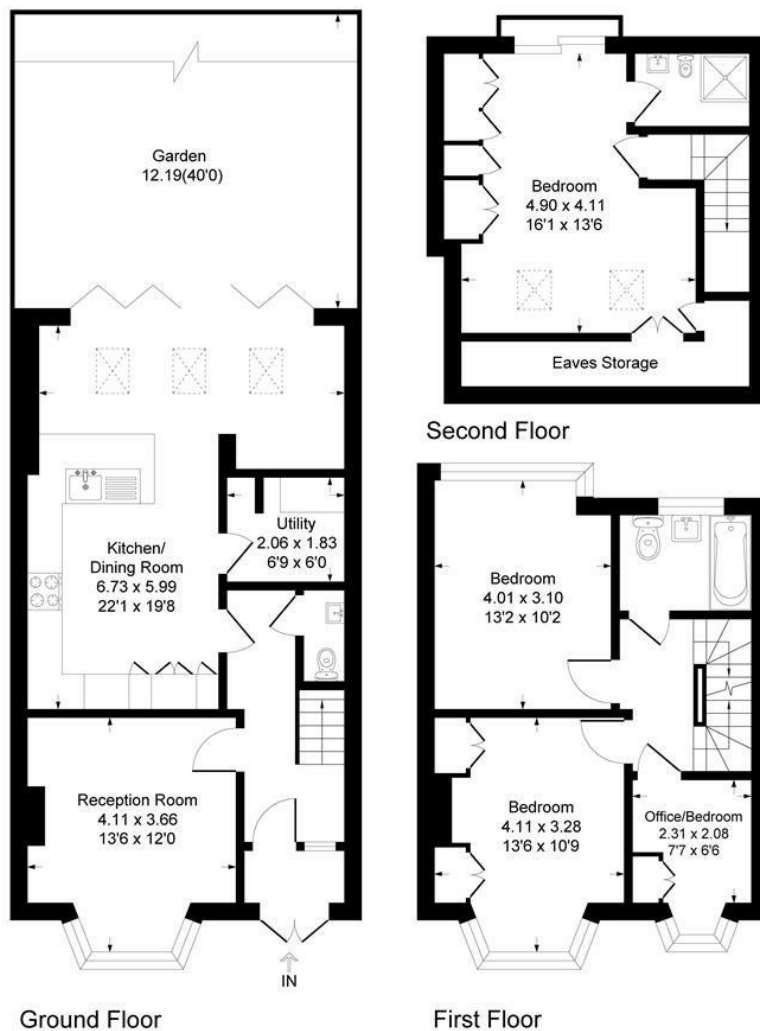
£3,850 PCM

**ChaseBuchanan**



# Heathfield South TW2

Approximate Gross Internal Floor Area = 124.2 sq m / 1338 sq ft



Ground Floor

First Floor

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

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.

- Family house
- Two bathrooms
- Modern finish
- School catchment
- COUNCIL TAX - E
- Four bedroom
- Utility room
- Large garden
- EPC C

This very well presented mid-terrace family home, has been extended and improved throughout, combining traditional and modern features, complementing this very appealing property.

With an internal space of over 1300sq ft, over three levels, the ground floor has an elegant living room with an attractive wood burning stove, a modern kitchen with family/dining area with wide glazed doors that fold back to give access to the landscaped rear garden, plus a very useful utility room and cloakroom.

The first floor provides three bedrooms and a smart family bathroom and a further generous bedroom with a luxury en-suite shower room on the top floor.

The secluded garden provides the perfect spot for al-fresco dining with a patio area, mature plants plus a large shed.

The stylish interior has been carefully considered as an integral part of the overall design. The clean-lined kitchen with sleek units and integrated appliances and wide folding doors and skylights maximises the light, whilst the versatile layout provides the perfect balance of flexible space and comfort.

Heathfield South is ideally located to take advantage of all that Twickenham has to offer, from the range of boutique shops in Church Street, to the ambient restaurants and delightful riverside pubs and walks. Situated within a pleasant walk to Marble Hill Gardens along the riverside and within easy access of both Richmond and Kingston with comprehensive amenities. Commuter links are excellent with Twickenham station providing frequent services to London, Waterloo and easy access to the M3 and M25 motorways and Heathrow Airport.

The local area is well served for schools, both private and state-run, including St Richard Reynolds rated 'outstanding' by Ofsted.

Chase Buchanan are bonded members of ARLA Propertymark.

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

020 8744 2111

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