

**Egerton Road
Twickenham
TW2 7SL**

£3,850 PCM

ChaseBuchanan



Egerton Road TW2

Approximate Gross Internal Floor Area = 119.3 sq m / 1285 sq ft

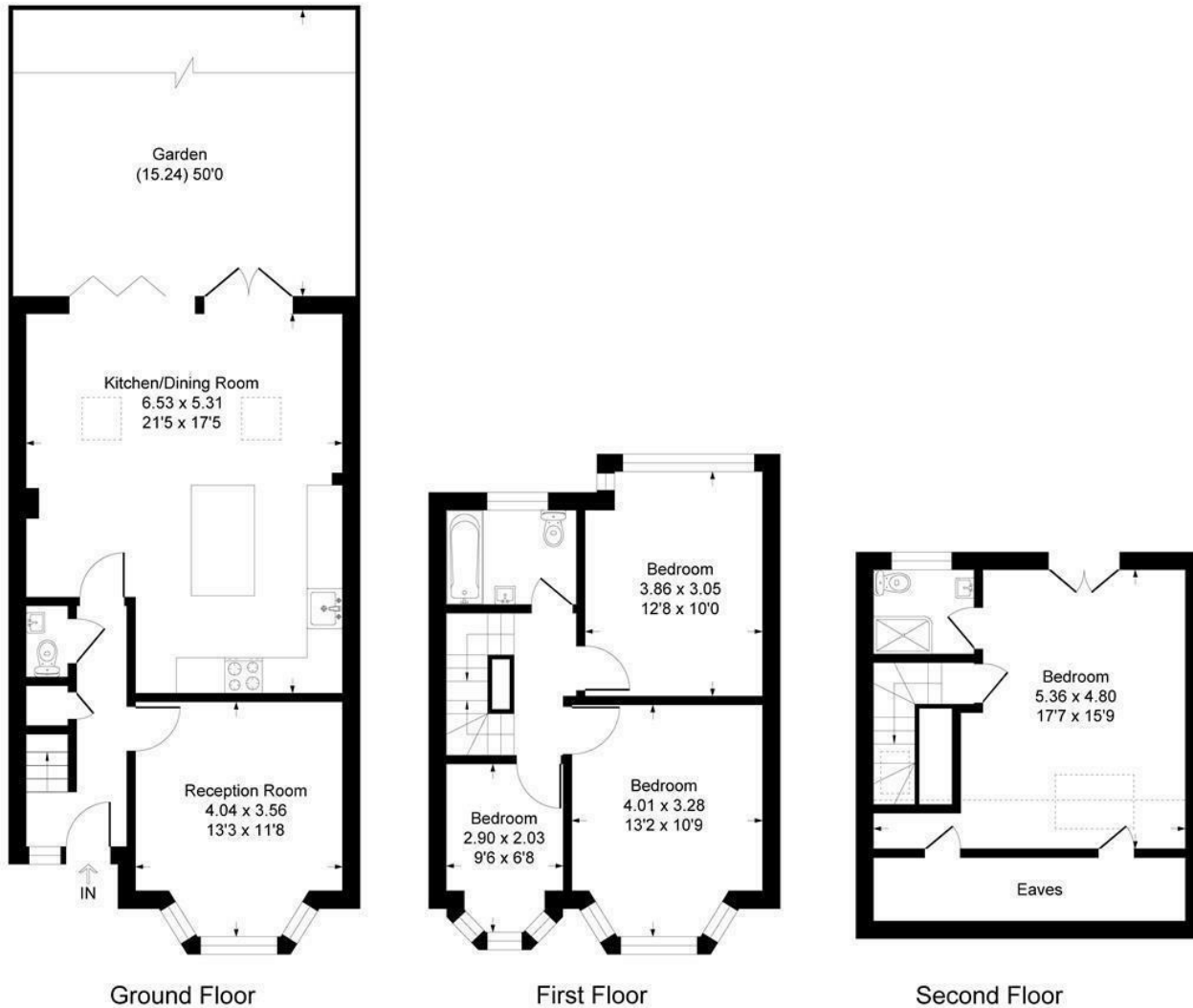


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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.

- Spacious family home
- Off street parking
- South-west facing garden
- EPC E
- Four bedrooms. Two bathrooms
- Fabulous kitchen/family room
- Excellent school catchments
- Council Tax F

This beautifully presented family home has been extended and improved throughout, combining traditional and modern features to enhance its appeal.

With an internal space of just under 1300 sq ft, the ground floor has a separate living room, a fabulous kitchen with family/dining area with wide glazed doors that fold back to give access to the rear garden, plus a very useful cloakroom.

The first floor offers three bedrooms and a stylish family bathroom, while the top floor features an additional double bedroom with an en-suite and eaves storage.

The secluded rear garden, measuring 50 feet and facing southwest, is perfect for al fresco dining with a seating area, shed, and rear access.

The smart interior has been thoughtfully designed as an integral part of the overall aesthetic. The clean-lined kitchen with sleek units, integrated appliances, wide folding doors, and skylights maximizes light, while the versatile layout offers the perfect balance of flexible space and comfort.

Egerton Road is ideally located to take advantage of all that Twickenham has to offer, from boutique shops on Church Street to ambient restaurants, charming riverside pubs, and scenic walks. It's a pleasant walk to Marble Hill Gardens along the riverside and within easy reach of both St Margarets and Richmond. Commuter links are excellent, with Twickenham station providing frequent services to London Waterloo and easy access to the M3/M25 motorways and Heathrow Airport.

The local area is well-served by 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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