

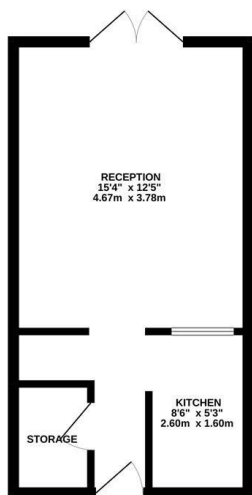
**Lion Road
Twickenham
TW1 4JF**

£2,995 PCM

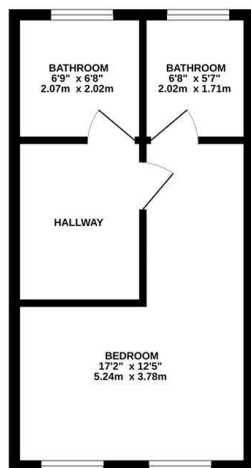
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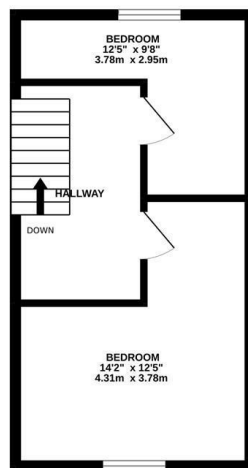
GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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Energy Efficiency Rating	Current	Desired
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		

Environmental Impact (CO ₂) Rating	Current	Desired
Very environmentally friendly - lower CO ₂ emissions		
A		
B		
C		
D		
E		
F		
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.

- Three bedrooms
- Central location
- Walking distance of BR
- Council Tax Band E
- Newly decorated
- Off street parking
- EPC C

A renovated three bedroom house located on a popular road close to Twickenham train station, local shops and amenities.

This family home has been modernised to provide a welcoming entrance hall, a newly fitted kitchen utility room, bright reception room with full width doors out to the rear garden.

The first floor provides two double bedrooms one being an en suite and a family bathroom. The top floor provides a large double bedroom.

Further benefits private off street parking.

Lion Road is a desirable location within walking distance of Twickenham Green with a variety of shops, popular bars and restaurants and central Twickenham with more comprehensive amenities. There are good transport links in the area, with Strawberry Hill & Twickenham stations both within easy access and regular buses into Richmond (District line tube) and Kingston. And a short drive to the M3, leading to the M25/M4. The area is well served by schools, both private and state-run, including Twickenham Primary Academy, Trafalgar Primary, and Waldegrave School, all 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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