



Asking Price £650,000 | House - Terraced | Freehold

- Three bedroom
- Open plan living at its best
- Through kitchen and reception room
- Close to the river crane and crane park
- Rear access
- Terraced home
- Separate reception room
- Close to local shops and amenities
- School catchment for some of the best in the area
- Early viewing recommended to avoid disappointment

020 8892 1313







# Lisbon Avenue, Twickenham, TW2 5HL

Milestone and Collis are please to offer this well presented three bedroom terrace family home.

open plan living at its best, with the well designed kitchen, living room and dining area layout. also a separate reception room ideal for cosy family time.

first floor main two double bedrooms have fitted wardrobe, also a family bathroom and a bedroom three.

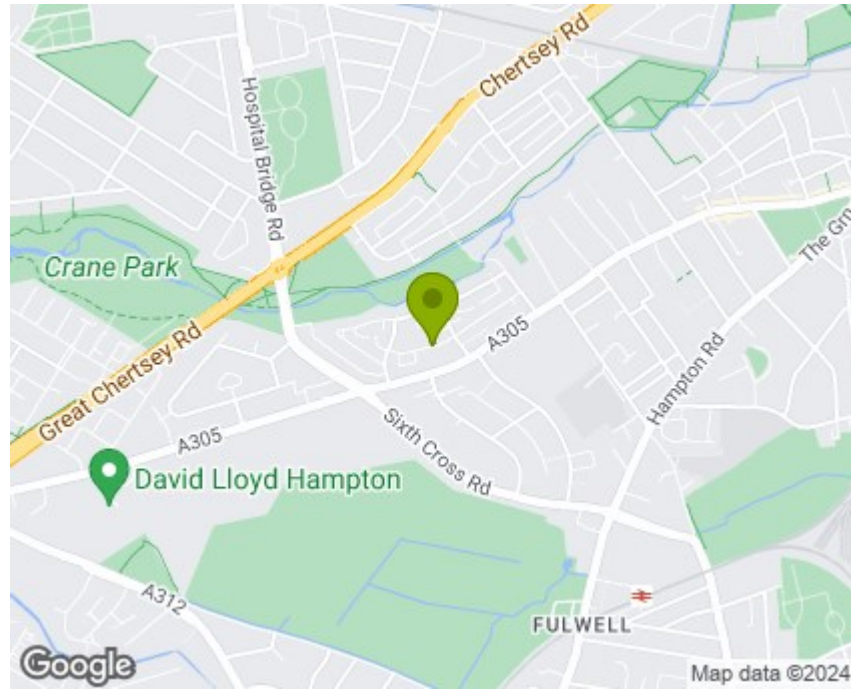
to the front has laid lawn, flower beds and path leading to the front door, to the rear is mainly laid lawn, patio area and gated access from the rear most neighbours have garages or an outside building which can double as an office or a gym.

Viewing recommended to avoid disappointment.



Directions from Milestone and Collis 86 Heath Rd, Twickenham, Tw14bw, Head east on Heath Rd/A305/A311 towards Tennyson Ave, 200 ft, Turn right onto Tennyson Ave, 0.1 mi, At the roundabout, take the 3rd exit and stay on Tennyson Ave, 0.2 mi, Turn left onto Heath Rd/A305/A311, 0.2 mi, Continue straight onto The Grn/A305,, Continue to follow A305, 0.8 mi, Turn right onto Augusta Rd, 262 ft, Lisbon Ave, Twickenham tw25hl

TW2 5HL lies on Lisbon Avenue in Twickenham. TW2 5HL is located in the West Twickenham electoral ward, within the London borough of Richmond upon Thames and the English Parliamentary constituency of Twickenham. The Sub Integrated Care Board (ICB) Location is NHS South West London ICB - 36L and the police force is Metropolitan Police.



**Nearby schools**

- Waldegrave School, Fifth Cross Road, Twickenham, TW2 5LH, Secondary, 541m
- Twickenham School, Percy Road, Twickenham, TW2 6JW, Secondary, 545m
- The Mall School, 185 Hampton Road, Twickenham, TW2 5NQ, 744m
- Council tax band D

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																													
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EU Directive 2002/91/EC		EU Directive 2002/91/EC																													



Total floor area 83.5 sq.m. (899 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.