

Hospital Bridge Road Twickenham



£649,950 Freehold

- Semi-detached family house
- Two reception rooms
- Family bathroom and W.C.
- Planning permission granted
- Sought-after local schools close by
- Three bedrooms
- Garden facing kitchen
- Lovely private rear garden
- Offered for sale with no chain
- Close to local amenities

Hospital Bridge Road, Twickenham, Middlesex TW2 5UJ

A semi-detached family house with three bedrooms, wonderful private rear garden, and offered for sale with no chain. The property offers good potential for improvement and extension and planning permission has been granted for side and rear extensions, and for a dropped kerb allowing for off-street parking. This location gives good access to sought-after local schools, and Whitton town centre with its railway station and fast links into London. Twickenham town centre with its amenities, green spaces, and local bus services are all close by.

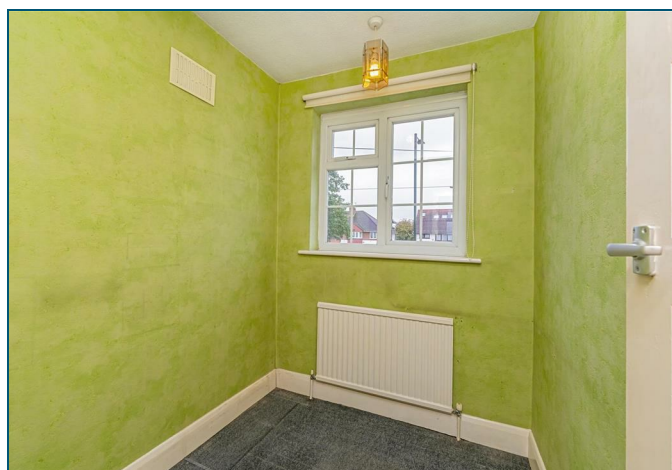
An entrance porch leads to the entrance hallway with a side aspect double-glazed window, built-in storage cupboard, and doors to all rooms. The sitting reception room is front aspect and has a double-glazed bay window. There is a rear aspect dining reception room with a gas fire, windows, and door to the garden facing lean to with sitting area. The kitchen has a range of fitted units, space for an oven, fridge, and freezer, and space and plumbing for a washing machine. There is a wall mounted gas central heating boiler, side aspect double-glazed window, and rear aspect double-glazed door to the garden.

Stairs lead to the first floor landing with access to loft space via a pull down ladder, side aspect double-glazed windows and doors to all rooms. The principal bedroom is front aspect and has a double-glazed bay window. There is a rear aspect second double bedroom, and a front aspect single third bedroom with a built-in over stairs storage cupboard with shelving. The bathroom and W.C have a bath with a wall mounted shower attachment, sink unit, radiator, towel rail and double-glazed frosted window. Additional features include original doors, double-glazing, and gas central heating.

Outside there is a front garden with a range of flowers and shrubs. Secure pedestrian side access leads to the side garden with patio and outside tap. The wonderful private rear garden has patio and lawned areas, an extensive range of trees, flowers, and shrubs borders and two sheds.



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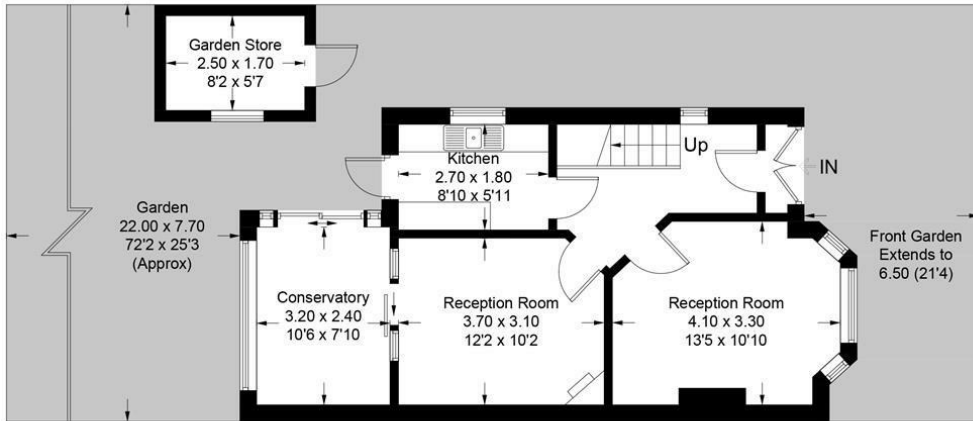


Hospital Bridge Road

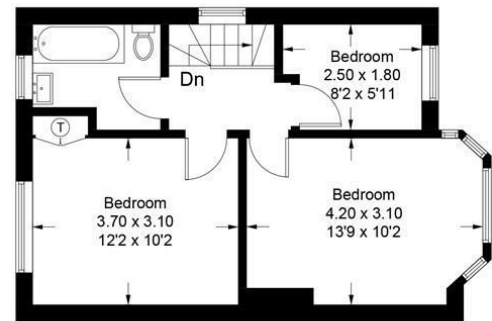
Approximate Gross Internal Area = 84.6 sq m / 910 sq ft

Garden Store = 4.2 sq m / 45 sq ft

Total = 88.8 sq m / 955 sq ft

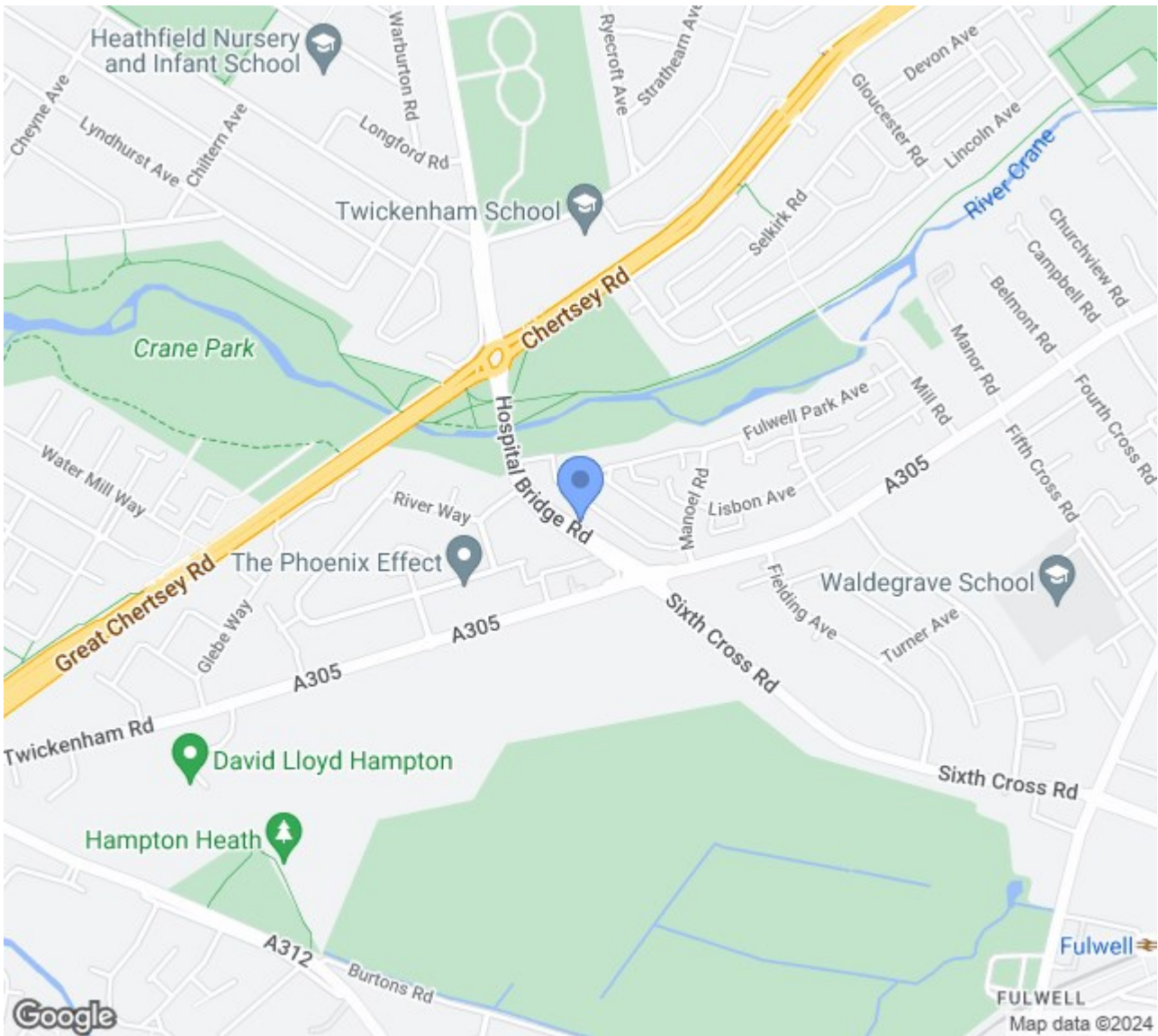


Ground Floor
499 sq ft / 46.4 sq m



First Floor
411 sq ft / 38.2 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID899280)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
Current: 34	Potential: 81

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC
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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them