

## Hampton Road Twickenham



### **£539,950 Leasehold**

- Edwardian maisonette
- Three bedrooms
- Sitting reception room
- Bathroom and W.C.
- Very long lease with over 930 years
- First floor position
- Beautifully presented
- Kitchen dining room
- Lovely front and rear gardens
- Wealth of character and charm

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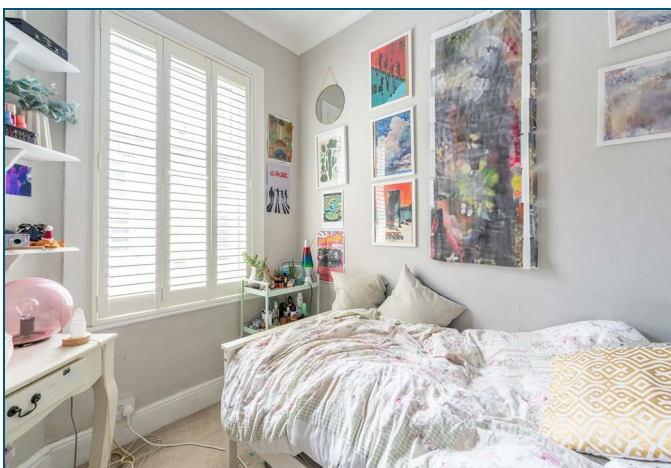
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## Hampton Road, Twickenham, Middlesex TW2 5QR

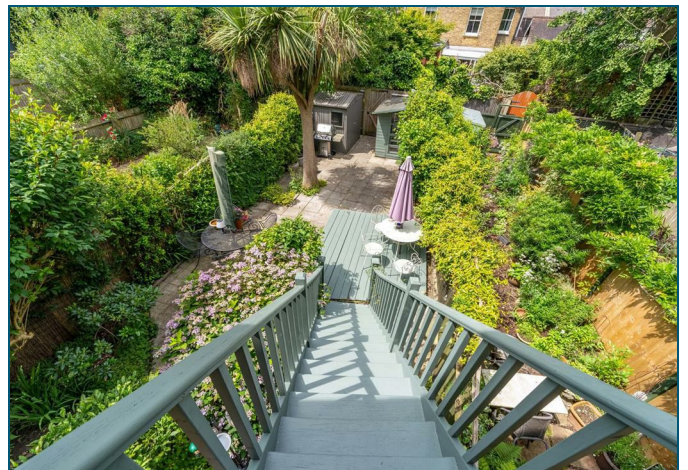
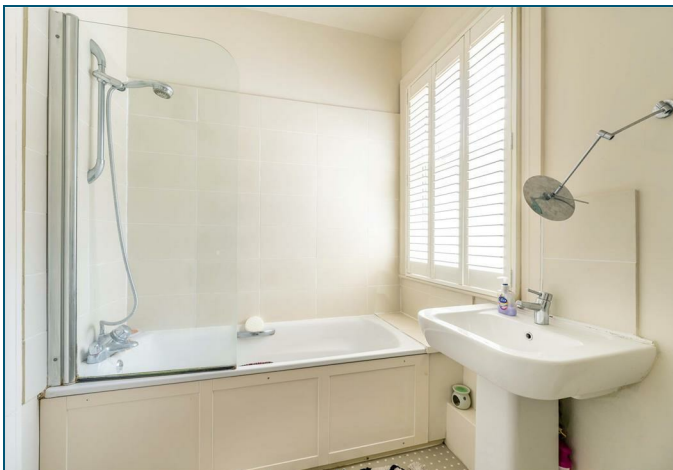
A wonderful and beautifully presented Edwardian maisonette with two double bedrooms, a single bedroom and delightful front and rear gardens. Character features include high ceilings, cornicing, ceiling roses, fireplace and character skirting boards, and there is gas central heating and double-glazed windows with shutters. The property is leasehold and there is a very long lease with over 930 years unexpired. This location gives good access to sought-after local schools, the River Thames, and the green spaces of Twickenham Green and Fortescue Play Area. Strawberry Hill and Fulwell railway stations, local bus services, amenities, and the shops, cafes, bars, and restaurants of Twickenham town centre are all close by.

A double-glazed front door, entrance hallway and stairs, lead to the first-floor landing. There is access to loft space via a pull-down ladder, space for coats storage and doors to all rooms. There is a front aspect sitting reception room with a large, double-glazed, square bay window with shutters, character fireplace and shelving into the alcoves. The kitchen dining room has ample space for a table and chairs and a range of modern fitted units with roll top worksurfaces. There is an integrated oven, four ring gas hob and extractor fan, space and plumbing for a washing machine and space for a fridge freezer. Light floods in through a large, double-glazed window with shutters and the gas central heating boiler is concealed and wall mounted. A utility cupboard has space for a tumble dryer and shelving, and there is a further built-in storage cupboard. An inner hallway has two built-in storage cupboards, door to the bathroom and a further door leads down to the rear garden. The principal bedroom is a good-sized double room with a built-in wardrobes and double-glazed window with shutters. There is a good-sized second bedroom, and a third bedroom has a door to a balcony. The bathroom and W.C have a modern fitted white suite with a bath with a wall mounted shower attachment and shower screen. There is a pedestal wash hand basin, part tiled walls, radiator and obscured double-glazed window with shutters.

Outside there is lovely private front garden with a range of trees, flowers, and shrubs. There is a wonderful rear garden (without a fence on the boundary line) with patio and decked areas and a shed.



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Approximate Gross Internal Area = 74.3 sq m / 800 sq ft

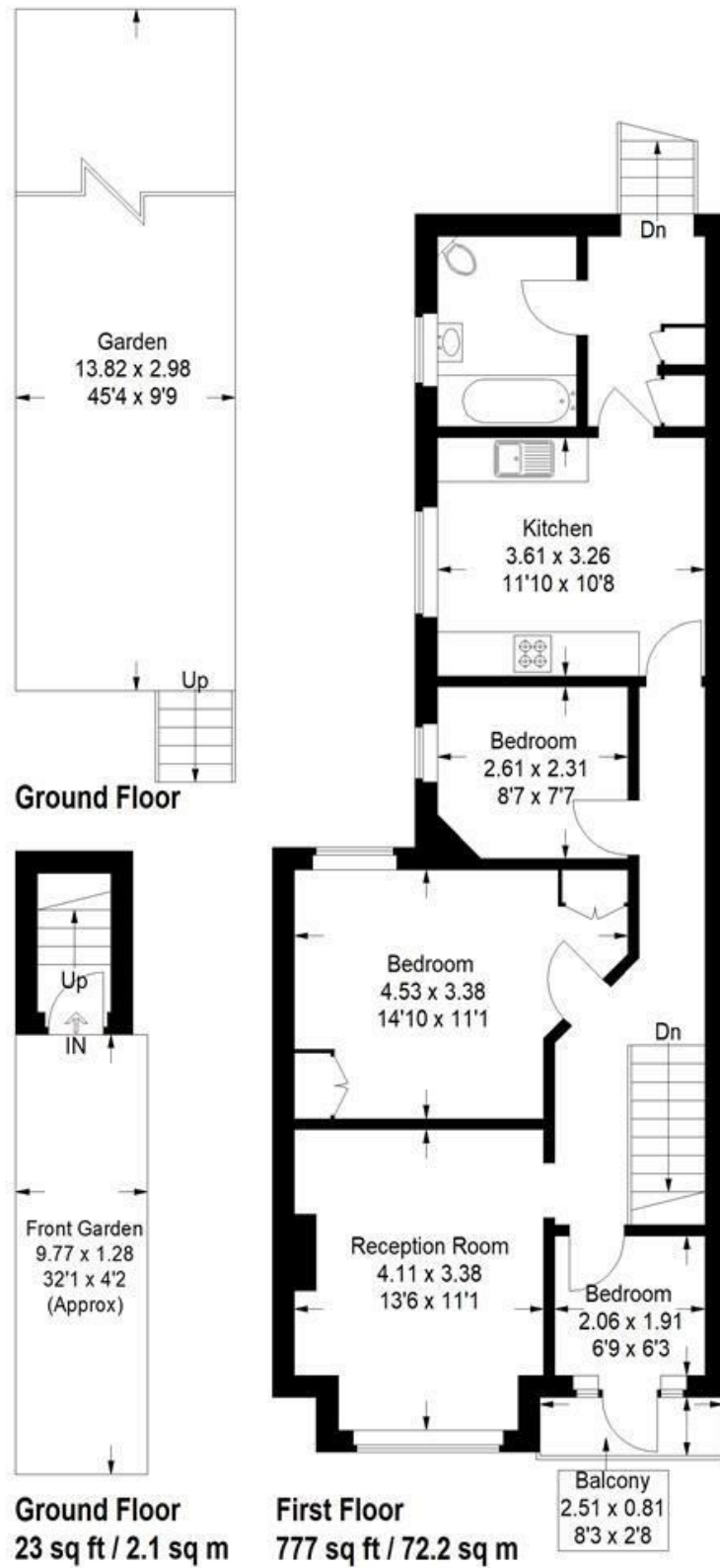
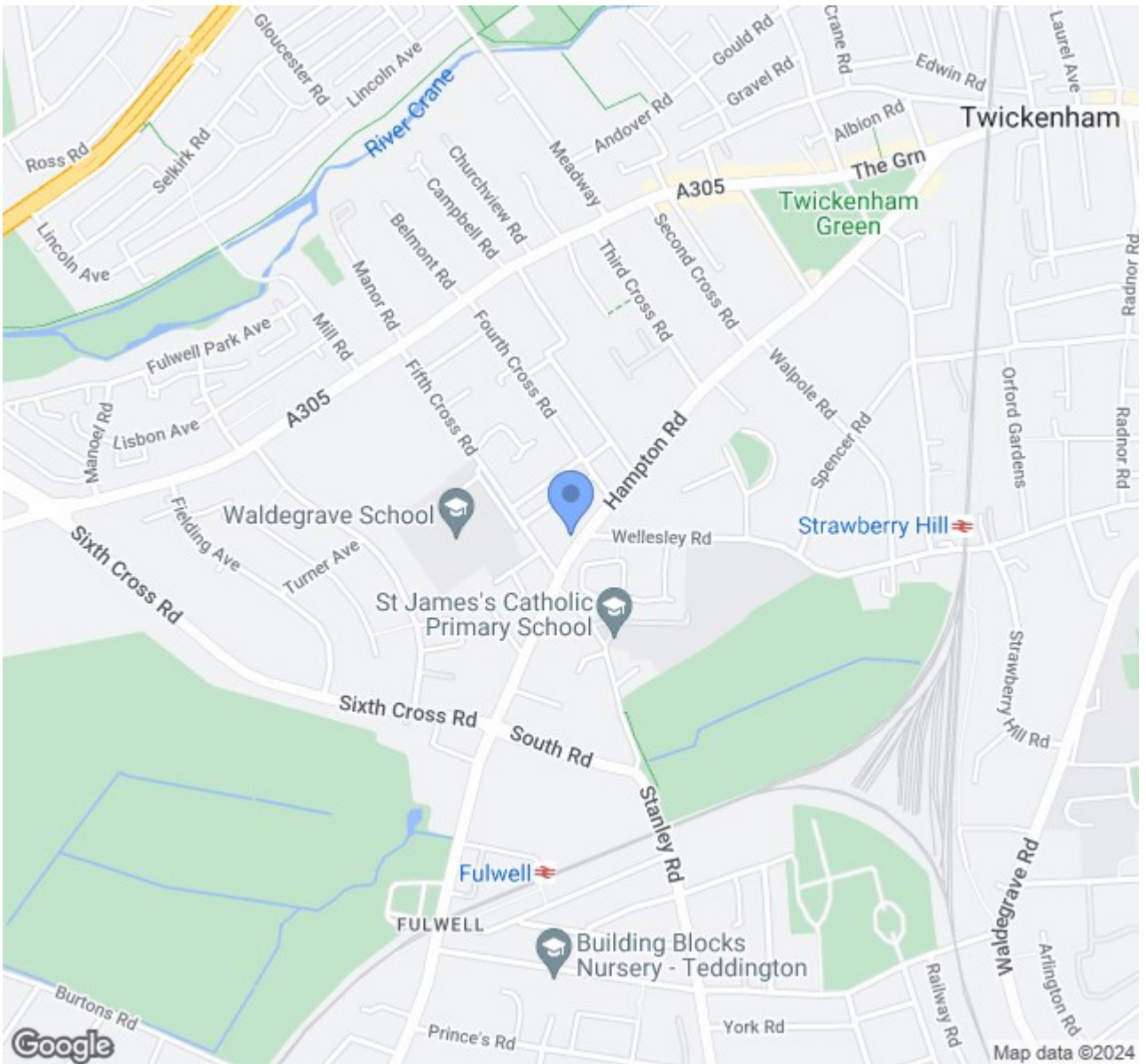


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1093975)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			75
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

\*\*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\*\*