

Brewery Lane Twickenham



£1,599,950 Freehold

- Magnificent family house
- Beautifully presented
- Four stunning bath / shower rooms
- Southwest facing rear garden
- Offered for sale with no chain
- Double fronted
- Four double bedrooms
- Two reception rooms
- Two allocated parking spaces
- Moments to station and amenities

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Brewery Lane, Twickenham, Middlesex TW1 1AW

An exceptional double fronted, and beautifully presented contemporary family house with four double bedrooms, four exquisite bath / shower rooms, two reception rooms, and a lovely southwest facing private rear garden with attractive views. Offered for sale with no chain this magnificent home provides a substantial 2,017 sq. ft. of family living accommodation laid out over four floors. James Mews is accessed via a secure gated entrance providing a quiet and safe environment situated at the end of Brewery Lane. Further benefits include a 24-hour concierge reception, ideal for assisting with deliveries, discount to the on-site gym (The Shredquarters Gym) and a moments access to The Crane Tap bar and kitchen. This location gives immediate access to Twickenham railway station with its fast links into London, and the vast array of amenities of Twickenham town centre. Café's, bars, restaurants, shops, green spaces, and sought-after local schools are all close by.

The entrance hallway leads the garden facing kitchen, dining, family reception room where light floods in through large double-glazed bi-folding doors to the garden. The kitchen has a stunning range of modern fitted units with an extensive range of integrated appliances which include double oven, microwave, dishwasher, and fridge freezer. There is an integrated wine cooler, and ample space for dining and family reception areas. A utility cupboard houses the washing machine and tumble dryer, and there is a built-in storage cupboard. There is a ground floor cloakroom W.C with a sink unit, chrome heated towel rail, and obscure double-glazed sash style window.

Stairs lead to the first floor landing where double-glazed French style doors lead to a balcony. There is a spacious rear aspect reception room with space for sitting and dining reception areas, two large, double-glazed sash style windows, and wood flooring. There is a first-floor double bedroom, and a fully tiled and modern fitted bathroom and W.C. Stairs lead to the second-floor landing where there are two double bedrooms, both of which have built-in wardrobes and modern fitted and fully tiled en suite bath / shower rooms. Stairs lead to the third floor where there is a spacious double bedroom with built-in wardrobes and a modern fitted and fully tiled en suite shower room and W.C. Additional features include beautifully presented décor throughout the home, video entry phone system, modern fitted carpets, double-glazed sash style windows, and gas central heating. There are two boiler cupboards which house modern fitted Megaflo systems, and gas central heating boilers.

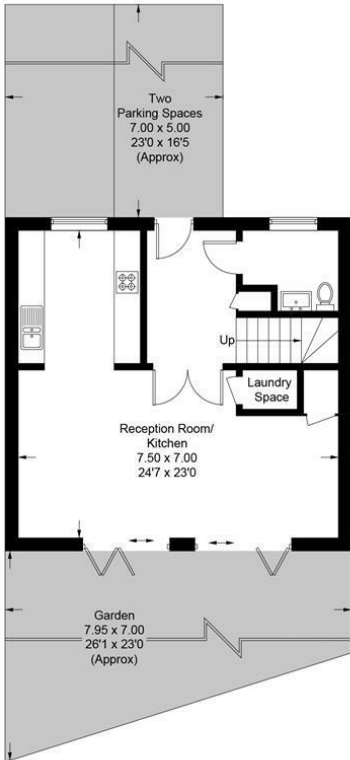
Outside there is a lovely southwest facing private patio rear garden with attractive views and a semi-rural feel. There are trees and shrubs borders, shed, lighting, and outside power. There are two allocated off-street parking spaces, and well-maintained communal gardens with sitting area and bench.



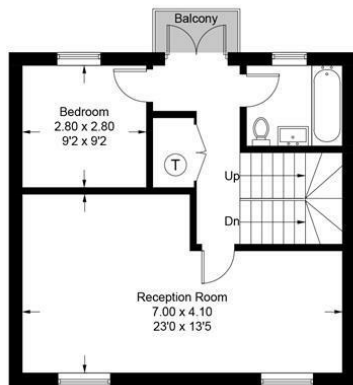


Brewery Lane

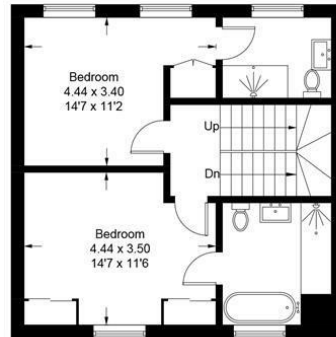
Approximate Gross Internal Area = 187.4 sq m / 2017 sq ft



Ground Floor
566 sq ft / 52.6 sq m



First Floor
560 sq ft / 52.0 sq m

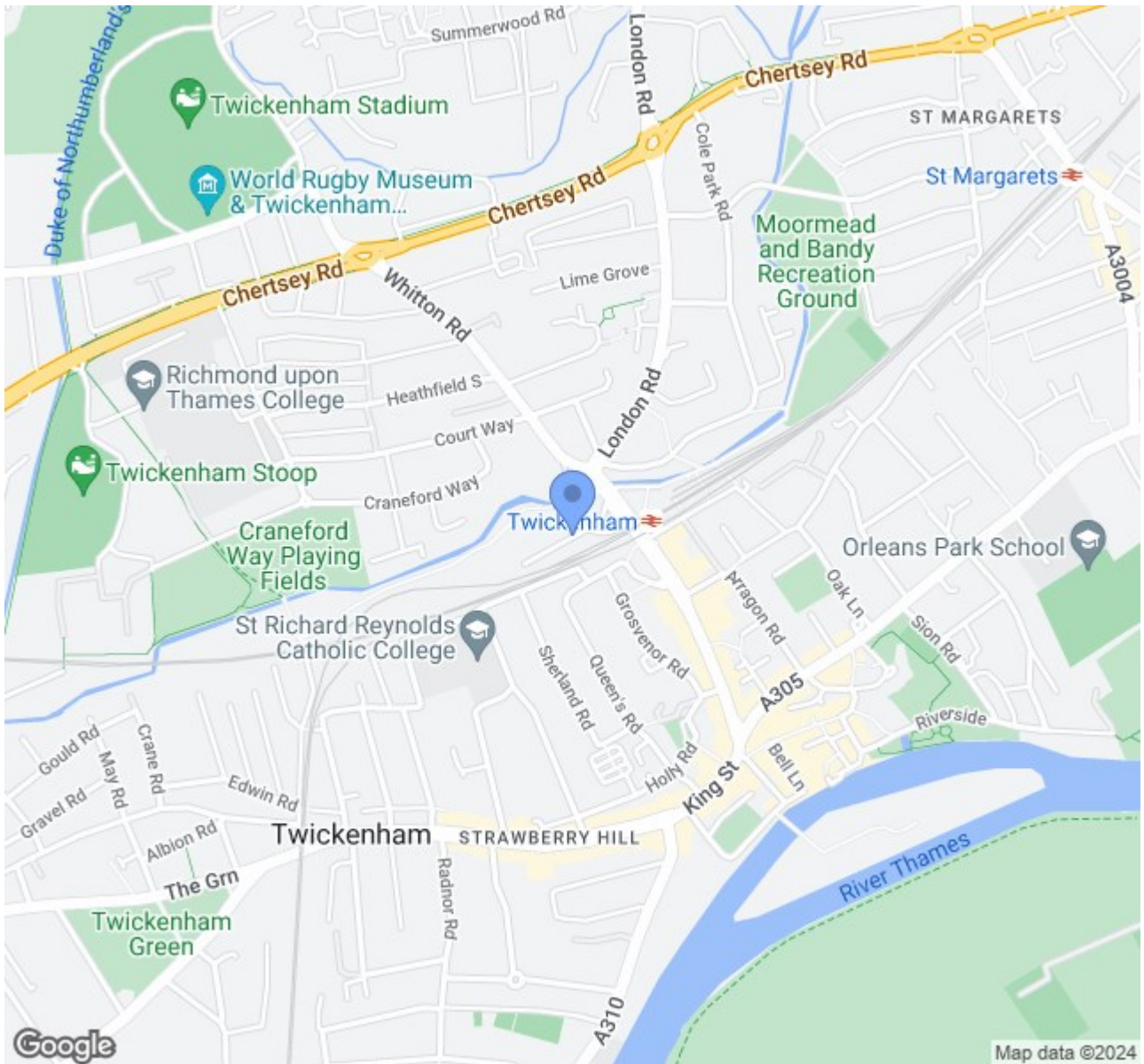


Second Floor
535 sq ft / 49.7 sq m



Third Floor
356 sq ft / 33.1 sq m

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID912905)



Energy Efficiency Rating		Current	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	89	90

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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