

# SNELLERS

ESTATE AGENTS



**York Road, TW11**

**£699,950**

This two bedroom Victorian cottage is situated on the south side of a popular residential street. The house offers almost 700 sq.ft of living space set over two floors and has a south facing garden with a 'garden room'.



On the ground floor there is a front door leading into the front reception room, This room has a feature exposed brick chimney breast with period fireplace and there is wood flooring. There is a separate dining room with space for a table & chairs, wood flooring and a glazed door leading onto the garden. The kitchen has a range of contemporary units at eye & base level with oak worksurfaces and again has wood flooring.

On the first floor there are two double bedrooms, both of which have fitted wardrobes. There is a modern bathroom at the rear of the house.

Externally, there is a south facing garden which has an area of decking and the remainder being lawned. At the foot of the garden there is a garden room.

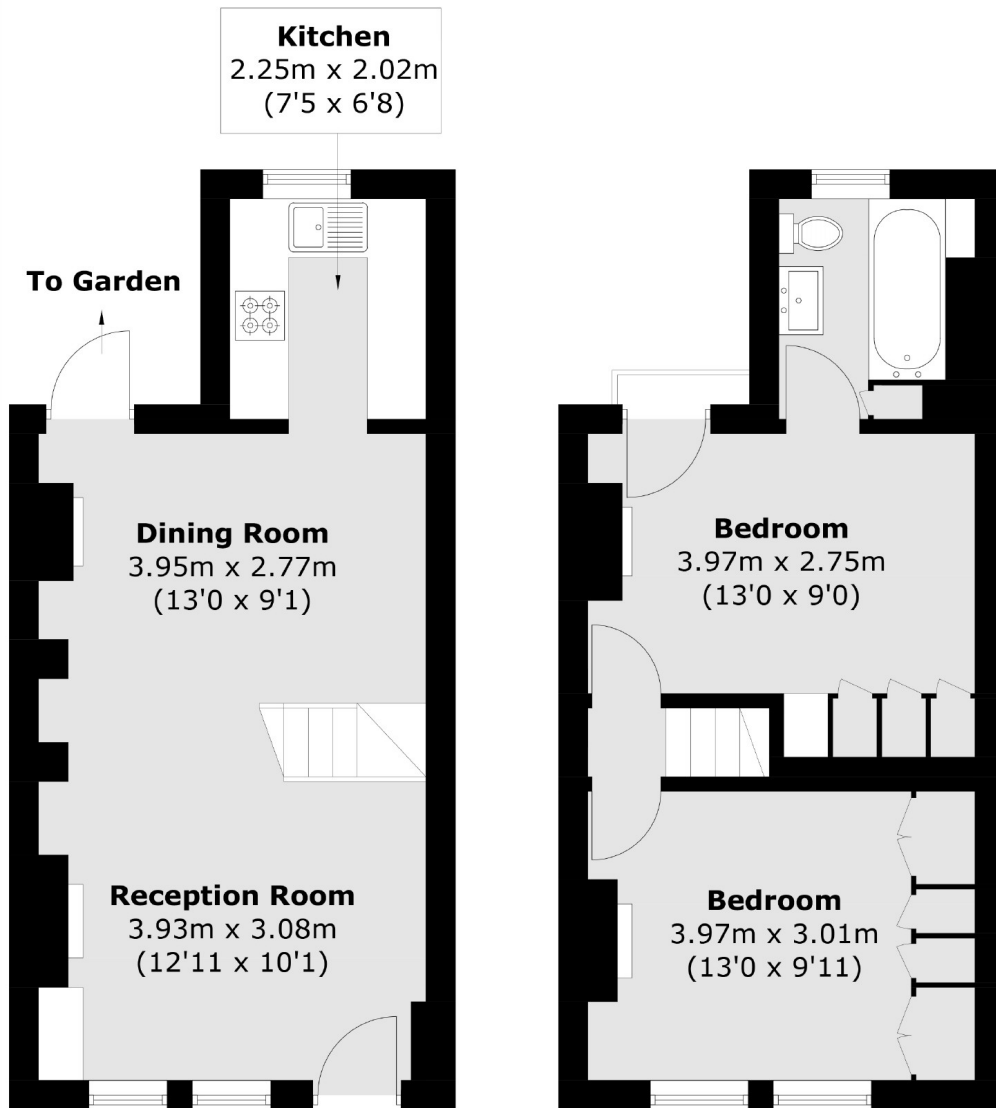
York Road runs between Stanley Road and Elmtree Road and 0.5 miles from Fulwell Station. The house is close to several reputable schools, with St Mary and St Peters CoE School, Stanley Primary School and Waldegrave School nearby.

- Two Bedrooms • Two Receptions • Upstairs Bathroom •
- Contemporary Kitchen • South Facing Garden • Lovely Street •



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**Ground Floor**

**First Floor**

Total area (approx.): 62.1 sq. m (668.5 sq. ft)

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