

# SNELLERS

ESTATE AGENTS



**Sheringham Avenue, TW2**

**£825,000**

This beautifully refurbished four-bedroom semi-detached home offers nearly 1,400 sq ft of versatile living space and is ideal for a growing family. With off-street parking, a large south-west facing garden, and a larger than average 407 sq ft studio with its own shower and WC, perfect for a home office, guest suite or gym, this property combines comfort, space and future potential.





The ground floor features a spacious through lounge that flows seamlessly into the modern kitchen, creating a bright and open living space. A conservatory/study area at the rear offers extra flexibility, and there's a handy WC, and a double bedroom at the front. Upstairs there are three further bedrooms and a stylish family bathroom.

The house also offers excellent potential to extend to the rear and into the loft (STPP), making it a home you can grow into for years to come.

Sheringham Avenue is part of the ever-popular Woodlawn Estate, known for its community feel and family-friendly atmosphere. It's close to several well-regarded schools and within easy reach of local parks, including Crane Park (0.1 Miles) and Kneller Gardens (0.6 miles). Whitton Station is around a mile away, offering direct services to London Waterloo, and there are convenient bus routes nearby.

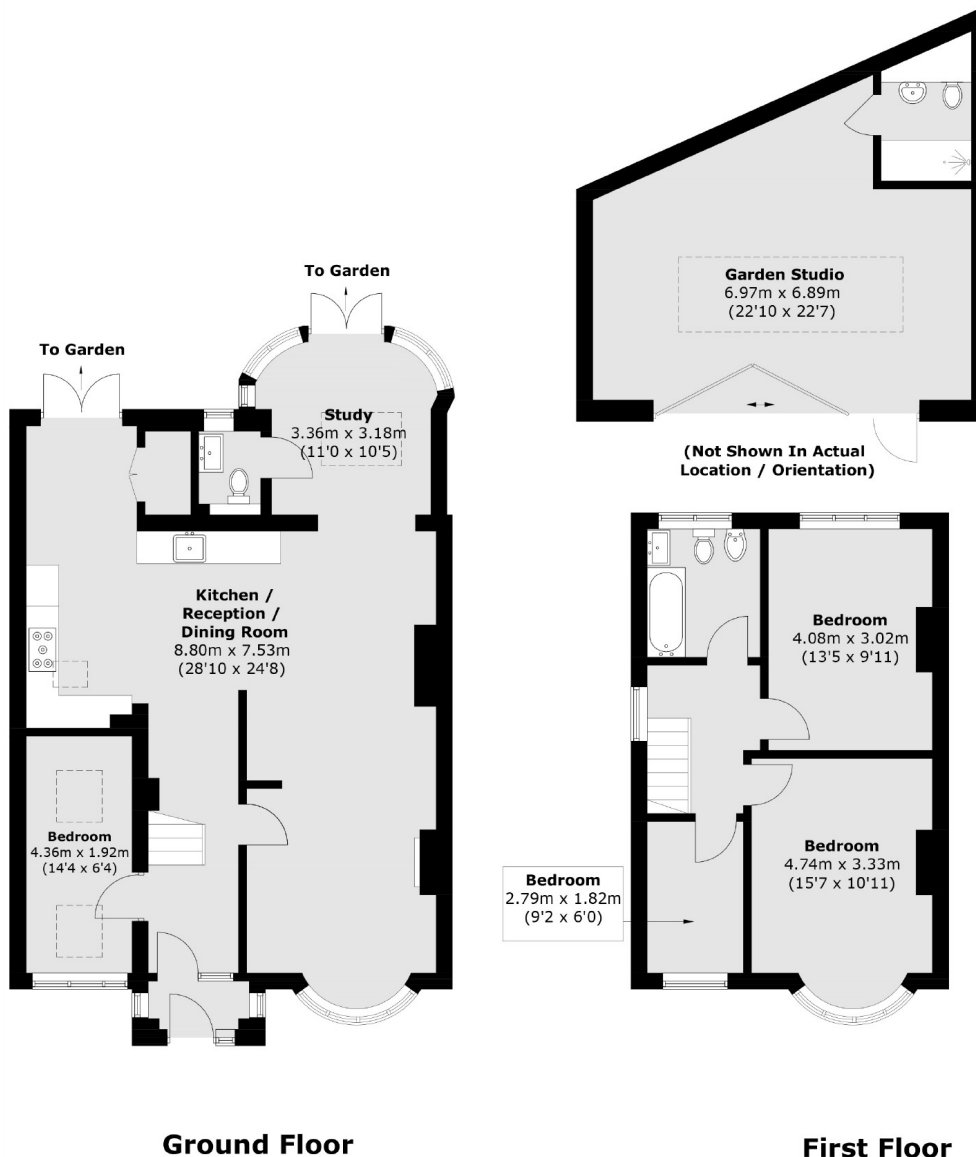
- Four Bedrooms • Potential To Extend STPP • Off-street parking •
- Open Plan Living • South West Facing Garden • Garden Studio •





# SNELLERS

ESTATE AGENTS



Total area (approx.): 127.6 sq. m (1,373.4 sq. ft)  
Outbuilding: 37.9 sq. m (407.9 sq. ft)

Snellers Twickenham Sales  
64-66 Heath Road  
Twickenham  
TW1 4BX  
020 8892 5555  
twickenhamsales@snellers.co.uk

Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order