



P Permit holders only Mon - Sat 8.30 am - 6.30 pm

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# 20 Mereway Road, Twickenham, Middlesex, TW2 6RG

£700,000 Freehold

End of Terrace 3 bedroom Victorian home with a 49ft south west facing garden in a popular residential location. Situated 0.2 miles from Twickenham Green, local shops, cafes and restaurants and just 0.8 miles from Twickenham town centre and mainline train station.

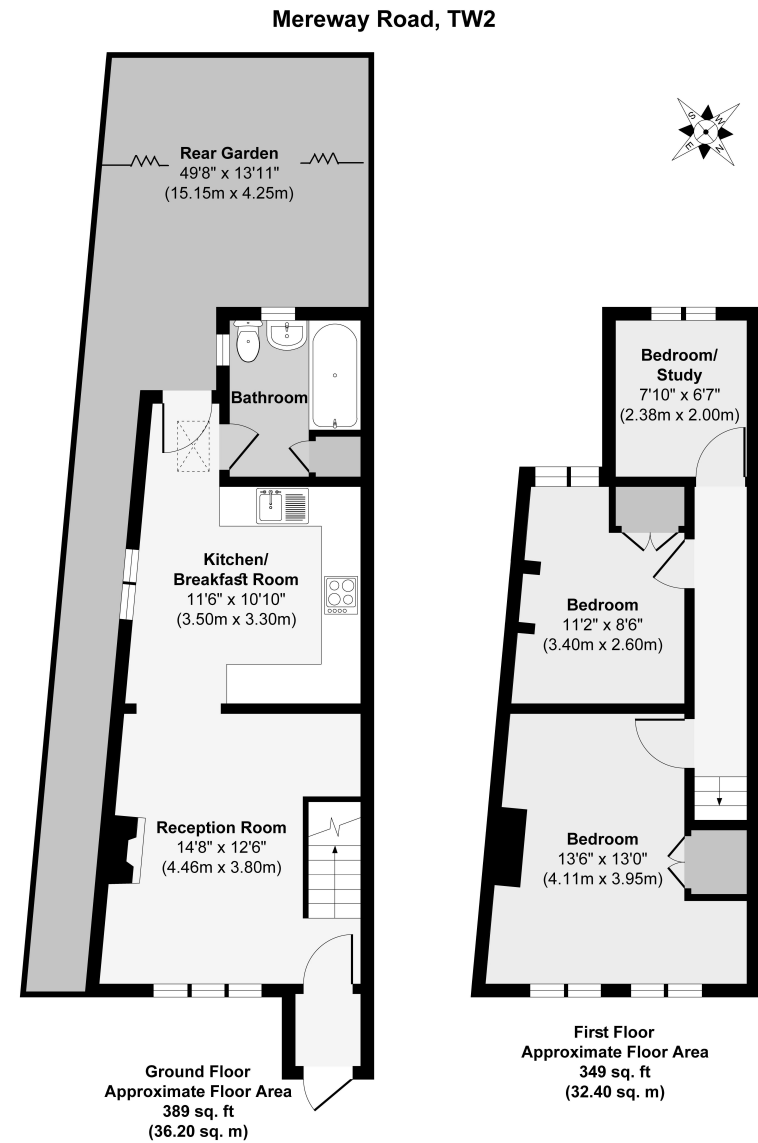
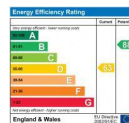
Immaculately presented to offer 738sq ft of living space over 2 floors with charming period features, high specification fixtures, fittings and floorings, double glazed windows and doors and potential to extend at the rear of the property, reconfigure the layout and loft convert (subject to Planning Permission and Building Regulations)

Front porch opens into the living room with open access to the kitchen/dining room at the rear. This light filled room has a stylish fitted kitchen, space for dining and a lobby with access to the recently fitted family bathroom. A door opens directly onto the fabulous low maintenance garden with mature planting, shed storage and secure gated side access. On the first floor are 3 bedrooms and hatch access to loft storage.

Situated only 0.1 mile from Kneller Gardens with towpath walking/cycle path along the Crane River to Twickenham station and Crane Park, 0.4 miles from Archdeacon, Trafalgar and TPA and only 0.7 miles from St Richard Reynolds and Waldegrave Girls School/Co-ed Sixth Form.

EPC Rating D

- End of Terrace 3 Bedroom Victorian Home
- Fabulous South West Facing Garden with Side Access
- Currently 738 Sq ft of Living Space over 2 Floors
- Potential to Extend and Loft Convert (stpp)
- High Specification Throughout
- 0.2 Miles from Twickenham Green and Shops
- Within 0.7 Miles of Popular Schools



Approx. Gross Internal Floor Area 738 sq. ft / 68.60 sq. m

#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.