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# Marsh Farm Road, Twickenham, TW2 6SH

Semi Detached modern style 3 bedroom home with driveway parking, a garage and a large rear garden. Situated just 0.2 miles from Twickenham Green, local shops and cafes and 0.5 miles from Twickenham town centre, train station and Church Street with access to Thames riverside.

Immaculately presented to offer 900sq ft of living space (including the garage) with modern fixtures, fittings and floorings, double glazed windows and doors, solar panels providing direct power during sunny periods and potential to extend on the ground and first floor (subject to Planning Permission and Building Regulations)

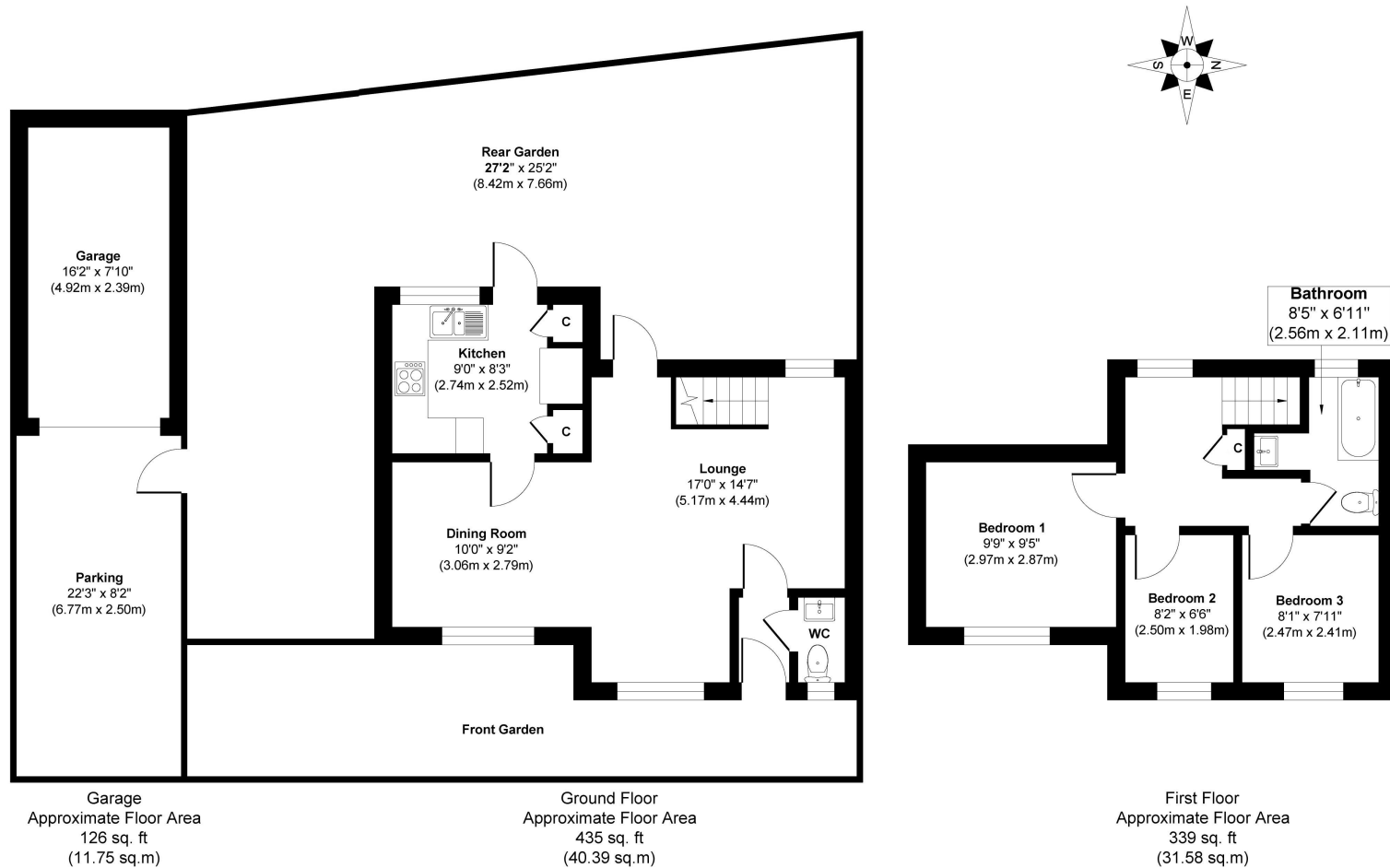
Entrance lobby leads to the w.c and the dual aspect open plan living room with space for seating, dining, a study area and a door opening into the fitted kitchen. Doors in the living room and kitchen open onto the larger than average mature but low maintenance garden with shed storage and access to the garage and parking space at the side. On the first floor are 3 bedrooms, the family bathroom, hallway storage and hatch access to loft storage.

Located 0.3 miles from Archdeacon, TPA and St Richard Reynolds and within 0.8 miles of Trafalgar and Waldegrave Girls/Co-ed Sixth Form.  
EPC Rating C

- Semi Detached 3 Bedroom Home
- Driveway Parking Space, Garage and Large Garden
- Potential to Extend (stpp)
- Immaculately Presented Throughout
- 900 Sq Ft over 2 Floors (including Garage)
- 0.2 Miles from Twickenham Green
- Within 0.8 Miles of Popular Schools



## Marsh Farm Road, TW2



**Approx. Gross Internal Floor Area 900 sq. ft / 83.72 sq. m (including Garage)**

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### 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.

