



**£785,000**

**Cheyne Avenue**

Twickenham, TW2 6AN

## PROPERTY SUMMARY

This substantial, larger-than-average family home is located in the highly sought-after Woodlawn Development and offers exceptional space and versatility, making it ideal for growing families.

The ground floor provides excellent living accommodation, including two reception rooms (one currently used as a bedroom), a spacious open-plan reception/dining area flowing into the kitchen, and a substantial rear conservatory/reception room overlooking the garden. The property has been thoughtfully extended and further benefits from a utility room and an additional bedroom/study/playroom with an en-suite shower room — ideal for guests, home working, or multi-generational living. Upstairs, the property offers five well-proportioned bedrooms and a family bathroom, providing ample space for family life.

Externally, the property boasts a large rear garden with an outhouse for storage and off-street parking to the front. There is also excellent potential to further extend into the loft, subject to the usual planning permissions, adding even more value in the future.

Perfectly positioned within easy reach of Whitton High Street, Whitton Train Station, local amenities, and several highly regarded Richmond Borough schools, this is a fantastic opportunity to secure a substantial family home in a prime location.

5



3



2





**Cheyne Avenue**  
Approximate Gross Internal Area  
1884 sq ft - 175 sq m



Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.

**LOCAL AUTHORITY**  
Richmond upon Thames London Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 68                      | 79        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Shaw & Co**  
ESTATE AGENTS

**OFFICE ADDRESS**  
Whitton  
Twickenham  
TW2 7LT

**OFFICE DETAILS**  
0208 894 3646  
whitton@shawandcoestates.com