

**Shaw
& Co**
ESTATE
AGENTS

£1,000,000

Mayfair Avenue

Twickenham, TW2 7JG

PROPERTY SUMMARY

A spacious and characterful five-bedroom semi-detached family home, set on a highly regarded residential road just a short walk from the high street and train station. Combining generous space, comfortable living, and a convenient location, this home is perfect for a growing family.

The ground floor welcomes you with a bright and airy through lounge—perfect for both relaxing and entertaining. A convenient downstairs WC adds practicality, while the spacious open-plan kitchen and dining area seamlessly connects to a light-filled conservatory, creating a wonderful flow of family and social spaces. A separate utility room and internal access to the garage further enhance everyday functionality.

Upstairs, the first floor retains its original layout with four well-proportioned bedrooms and a modern family bathroom. The top floor boasts a stunning loft conversion—an expansive principal suite featuring a Juliette balcony, excellent natural light, and a luxurious four-piece en-suite bathroom.

Externally, the home benefits from a private driveway with space for two cars, an integral garage, and a beautifully maintained rear garden—ideal for summer gatherings or quiet afternoons outdoors.

This impressive home blends character, comfort, and convenience in a prime location—early viewing is highly recommended.

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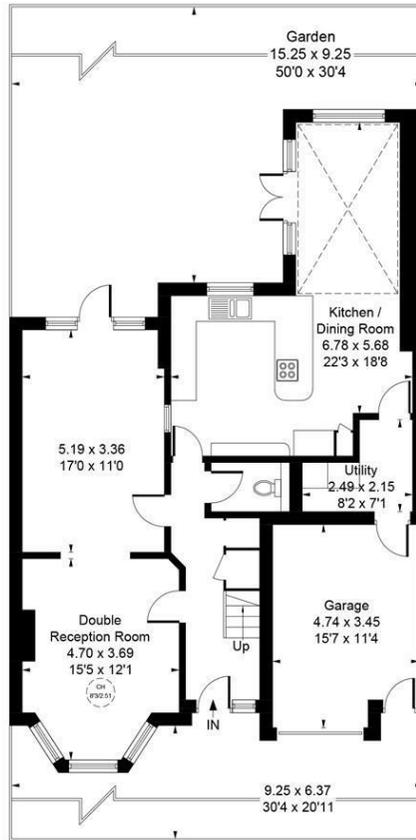


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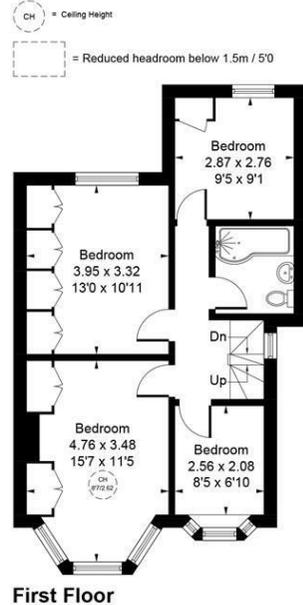




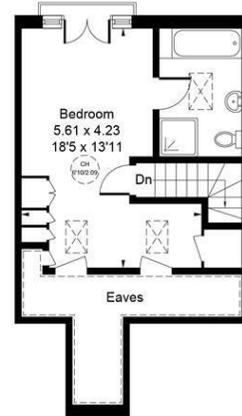
Approximate Gross Internal Area = 182.56 sq m / 1965 sq ft
(Excluding Eaves & Including Garage)



Ground Floor



First Floor



Second Floor



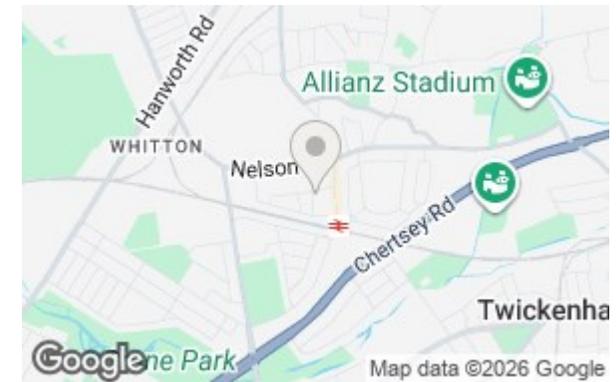
LOCAL AUTHORITY
Richmond Upon Thames

TENURE
Freehold

COUNCIL TAX BAND
F

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		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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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

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