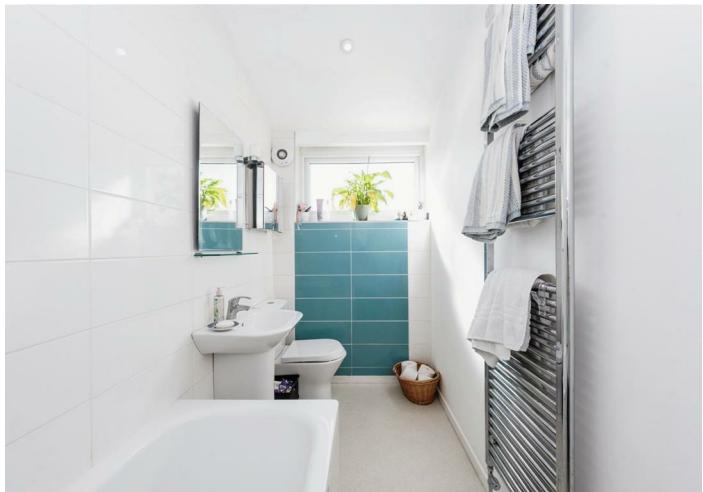
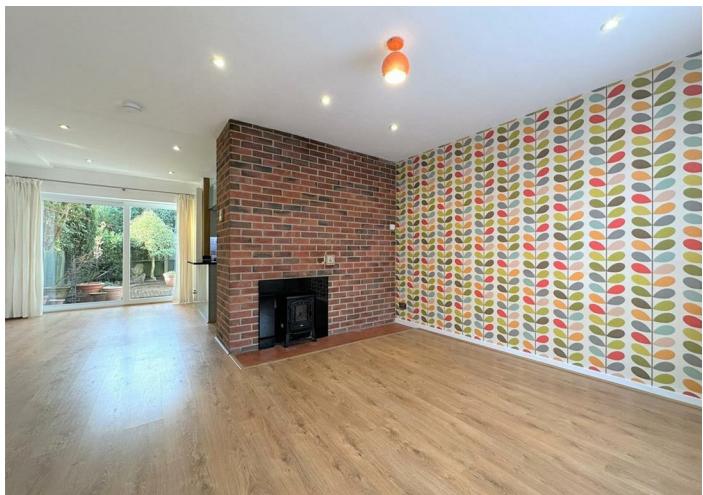




Asking Price £650,000 | House - Terraced | Freehold

- Three bedroom end of terrace
- Through lounge
- Private garden with side access
- Ideal family home
- Early viewing recommended to avoid disappointment
- Modern open plan kitchen
- Modern contemporary living at its best
- Garage in block
- Ideal investment buy
- No onward chain

020 8892 1313



# Third Cross Road, Twickenham, TW2 5DU

Milestone and Collis are pleased to offer this delightful end-of-terrace house on Third Cross Road offers a perfect blend of modern living and classic appeal. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for both relaxation and entertaining. The house has been thoughtfully refurbished in recent years, ensuring that it meets the demands of contemporary living while retaining its charm. The stylish design and quality finishes throughout create a warm and inviting atmosphere.

The property features a well-appointed bathroom, catering to the needs of the household with ease. Additionally, the convenience of a garage adds to the practicality of this home, providing ample storage or parking space.

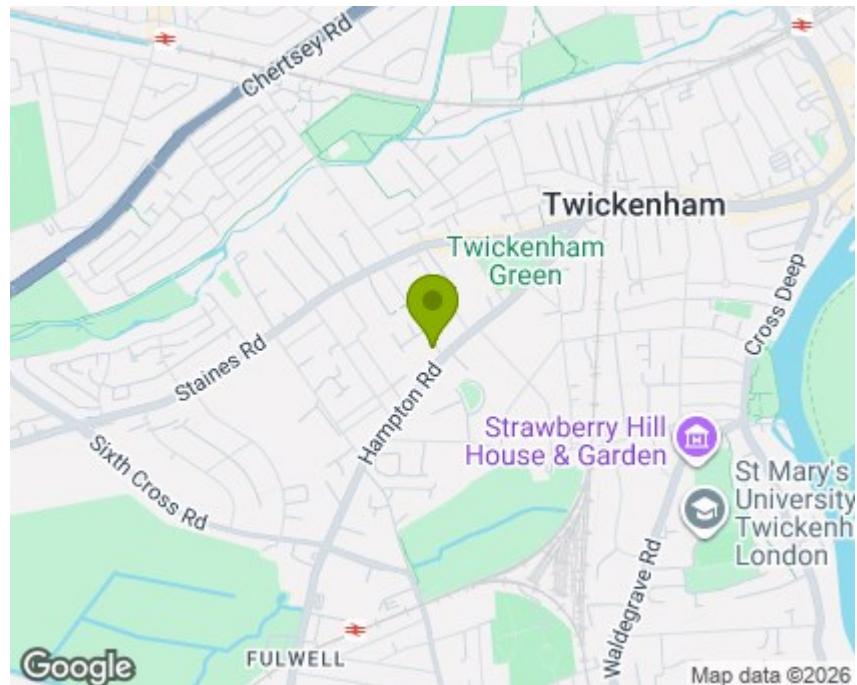
One of the standout features of this property is the absence of an onward chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for those eager to settle into their new home without unnecessary delays.

Situated in a desirable location, this terraced house is within easy reach of local amenities, transport links, and some of the most popular schools in the area, making it an excellent choice for both families and professionals alike. With its combination of space, modern updates, and a prime location, this property is not to be missed. Whether you are looking to buy your first home or seeking a new family residence, this charming house in Twickenham is sure to impress.



Milestone and Collis Sales 86 Heath Rd, Strawberry Hill, Twickenham TW1 4BW Head east on Heath Rd/A305/A311 towards Clifden Rd, 495 ft Turn left onto Copthall Gardens, 0.2 mi Turn left onto Clifden Rd, 0.2 mi Turn right onto Heath Rd/A305/A311, 0.3 mi Slight left onto The Grn/A311 Continue to follow A311, 0.4 mi Turn right onto Third Cross Rd, 0.1 mi Third Cross Rd Twickenham

TW2 5DU lies on Third Cross Road in Twickenham. TW2 5DU is located in the West Twickenham electoral ward, within the London borough of Richmond upon Thames and the English Parliamentary constituency of Twickenham. The Sub Integrated Care Board (ICB) Location is NHS South West London ICB - 36L and the police force is Metropolitan Police.



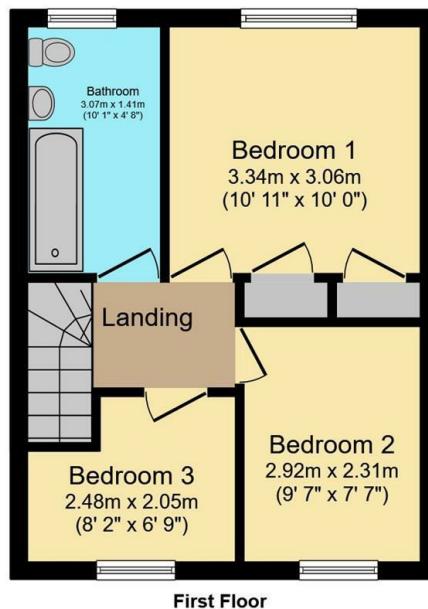
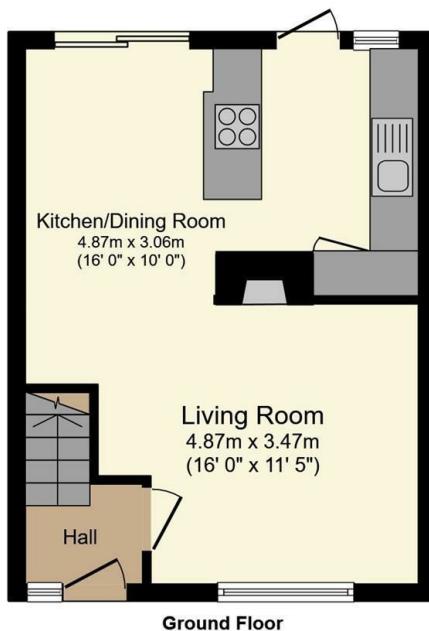
#### NEAREST SCHOOLS

Trafalgar Junior School, State School, Ofsted: Good, 0.1 miles  
 Trafalgar Infant School, State School, Ofsted: Good, 0.1 miles  
 St James's Roman Catholic Primary School, State School, Ofsted: Outstanding, 0.3 miles  
 Waldegrave School, State School, Ofsted: Outstanding, 0.3 miles

Council tax band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Total floor area 64.6 sq.m. (695 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.

020 8892 1313

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