



**Brook Road, TW1**

**£850,000**

**Dexters**



## Brook Road, TW1

Set on the ever popular Brook Road, is this beautifully presented Victorian three bedroom mid-terrace house. Offering generous and flexible accommodation with charming period character throughout, this property is not to be missed.

The ground floor comprises a separate reception room to the front, providing an inviting living space, while to the rear there is a second reception room or dining area which leads through to a fitted kitchen with ample storage onto a private garden. This layout lends itself well to both everyday living and entertaining. Externally, the rear garden enjoys a unique and tranquil setting backing directly on to the river, providing an attractive outlook.

The first floor offers two well proportioned bedrooms and a family bathroom, with a further bedroom located within the loft conversion, creating an excellent principal bedroom, guest room or home office space.

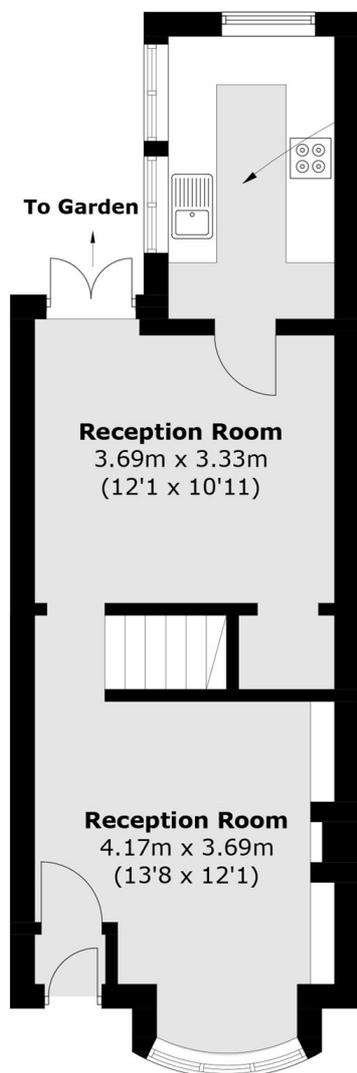
Brook Road is in the heart of St Margarets village, within 0.2 miles of Moor Mead Park and the cut through walk to the fast service of Twickenham Train Station to London Waterloo. Old Deer Park, the River Thames and Marble Hill Park are also close by.

### Features

- Three Bedrooms
- Period Property
- River Backing
- Private Garden
- Close To Moor Mead Park
- Outstanding School



# Brook Road, St Margarets, TW1

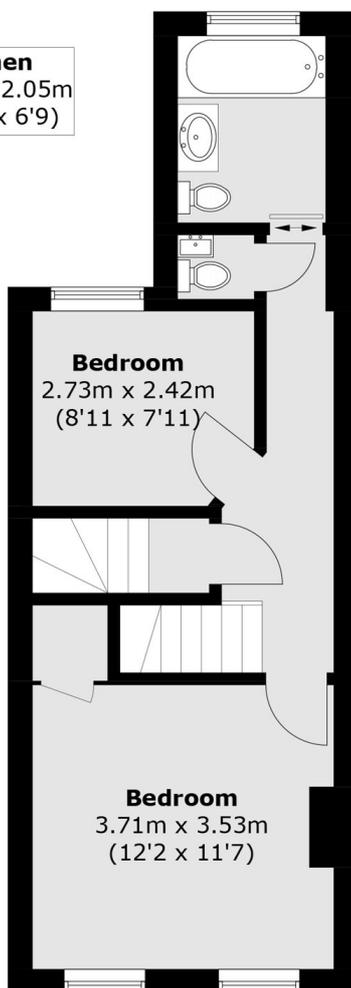


**Ground Floor**

**Kitchen**  
3.29m x 2.05m  
(10'10 x 6'9)

**Reception Room**  
3.69m x 3.33m  
(12'1 x 10'11)

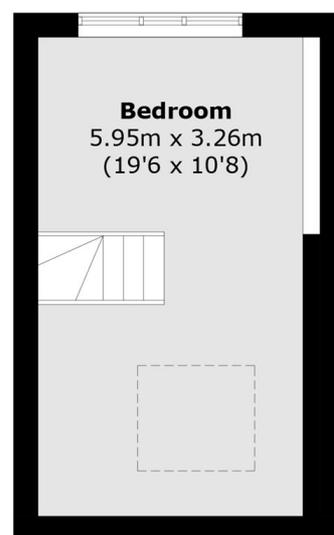
**Reception Room**  
4.17m x 3.69m  
(13'8 x 12'1)



**First Floor**

**Bedroom**  
2.73m x 2.42m  
(8'11 x 7'11)

**Bedroom**  
3.71m x 3.53m  
(12'2 x 11'7)



**Second Floor**

**Bedroom**  
5.95m x 3.26m  
(19'6 x 10'8)

Total area (approx.): 96.8 sq. m (1042.0 sq. ft)