



Websters
estate agents

Crane Way, Twickenham, TW2 7NH

Semi Detached 3 bedroom home in a popular residential area with driveway parking and a landscaped 50ft+ garden with gated side access. Situated less than 0.3 miles from Whitton town centre shops, cafes and mainline train station and within 0.4 miles of Chase Bridge, Nelson and St Edmund's Schools.

Extended on the ground floor and tastefully presented to offer 1064 sq ft of well balanced living space over 2 floors with modern fixtures, fittings and floorings, external wall insulation, double glazed windows and doors and potential to loft convert and add a garden room/home office (subject to Planning Permission and Building Regulations)

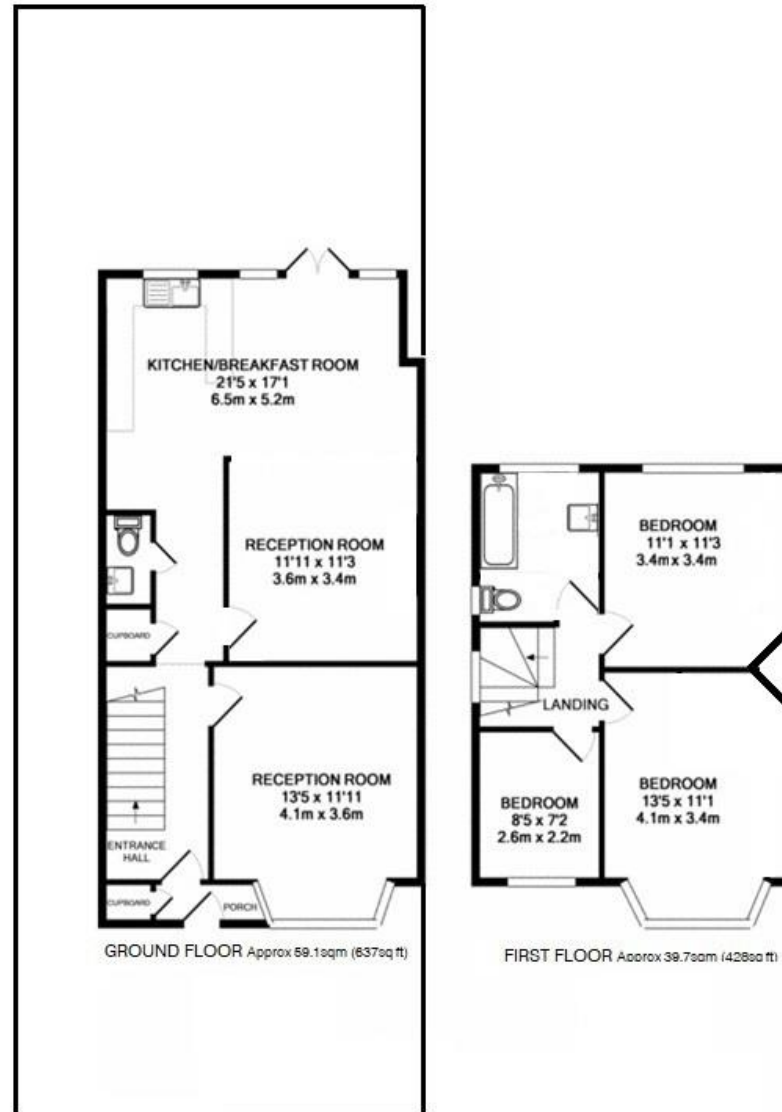
Storage porch opens into the spacious hallway with doors to the bay fronted living room, storage, the w.c, the family room and the open plan kitchen/dining room at the rear. Double doors open onto the garden with 2 patio areas, artificial lawn and secure gated side access. On the first floor are 3 bedrooms, the family bathroom and hatch access to loft storage.

Located 0.2 miles from Murray Park, 0.8 miles from Kneller Gardens with a walking/cycle track along the River Crane towards Crane Park and Twickenham and just 0.6 miles from the A316 with direct access to the M3/M25 and into central London.
EPC Rating D

- Semi Detached 3 Bedroom Home
- Extended on the Ground Floor
- Driveway Parking and 50Ft+ Garden
- Potential to Loft Convert (stpp)
- 1064 Sq Ft of Living Space over 2 Floors
- 0.3 Miles from Whitton Town Centre and Station
- Closree to Numerous Popular Schools



Crane Way, TW2 7NH



TOTAL Approx Floor Area 98.9sqm (1064sq ft)

a Websters Estate Agents 36 Broad Street, Teddington, Middlesex TW11 8QY **t** 020 8614 6000 **e** sales@mywebsters.co.uk **w** mywebsters.co.uk

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.

