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Permit  
holders only  
Mon - Sat  
8.30 am - 6.30 pm

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Websters  
estate agents

# Hamilton Road, Twickenham, TW2 6SN

Mid Terrace 2 bedroom Victorian cottage in a quiet cul-de-sac location with a south west facing garden. Situated only 0.2 miles from Twickenham Green, local shops, bars and restaurants, 0.4 miles from Archdeacon Primary and St Richard Reynolds College, 0.6 miles from Trafalgar Primary and less than 0.9 miles from Waldegrave Girls School/ Co-ed Sixth Form.

Tastefully presented to offer 786 sq ft of living space over 2 floors with high specification fixtures, fittings and floorings, charming period features and pleasing neutral decor throughout.

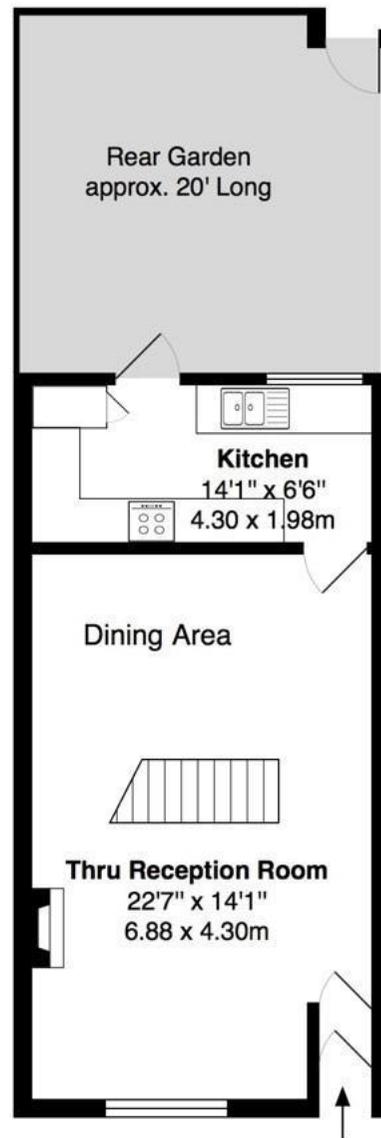
Entrance lobby leads into the living room with wood flooring, a feature fireplace and space for seating and dining and access to the stylish fitted kitchen at the rear. A door opens onto the low maintenance garden with gated rear access. On the first floor are 2 double bedrooms, the family bathroom and hatch access to loft storage.

Located only 0.6 miles from Church Street, the River Thames and towpath walks past Marble Hill Park into Richmond and just 0.7 miles from Strawberry Hill and Twickenham mainline train stations.

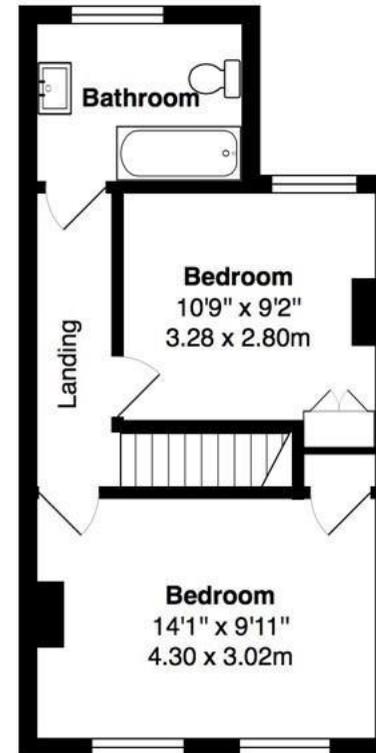
EPC Rating D

- Mid Terrace Victorian Cottage
- 2 Bedrooms and Upstairs Bathroom
- South West Facing Garden
- Open Plan Living/Dining Room
- Separate Fitted Kitchen
- Tastefully Presented Throughout
- 0.7 Miles from Twickenham Station





**GROUND FLOOR**



**FIRST FLOOR**

**TOTAL FLOOR AREA approx.= 786 Sq.Feet (73 sq.metres)**

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