



G  
Modern  
Alarms

250

Websters  
estate agents

# Staines Road, Twickenham, TW2 5AR

Link Detached 3 bedroom family home with driveway parking and a garage. Situated in a popular residential area just 0.3 miles from Trafalgar Primary and Waldegrave Girls School/Co-ed Sixth Form and 0.7 miles from Archdeacon, St James and Stanley Primary Schools.

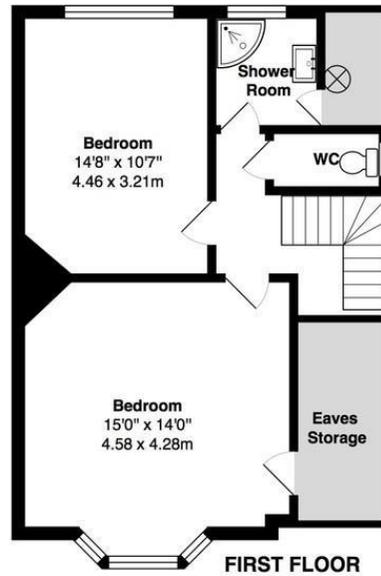
With no onward chain, tastefully presented and currently offering 1060 sq ft of living space over 2 floors with potential to substantially extend at the side and rear, loft convert and reconfigure the layout to create a stunning bespoke family home.

Front door at the side of the property leads into the hallway with doors to the bay fronted living room, study/bedroom, the dining room and the separate fitted kitchen at the rear. A door opens onto the garden with a patio, lawn, greenhouse, shed storage and gated side access. On the first floor are 2 double bedrooms, the shower room, a separate w.c and access to eaves storage in the front bedroom.

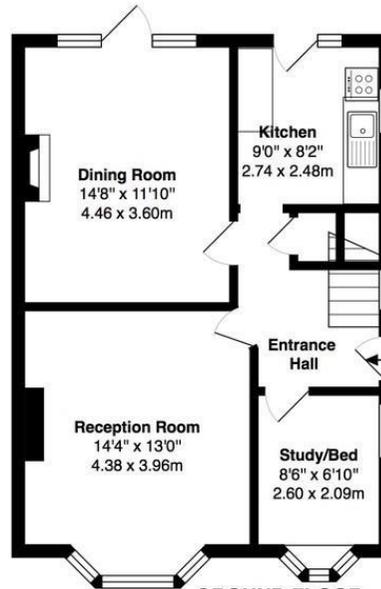
Located 0.2 miles from Crane Park and 0.5 miles from Fulwell Station, Twickenham Green and the A316 with direct access to the M3/M25 and into central London.  
EPC Rating D

- Link Detached 3 Bedroom Home
- Driveway Parking and Garage
- Potential to Substantially Extend
- 2 Living Rooms and Separate Kitchen
- Tastefully Presented Throughout
- Close to Numerous Popular Schools
- 0.5 Miles from Twickenham Green
- No Onward Chain

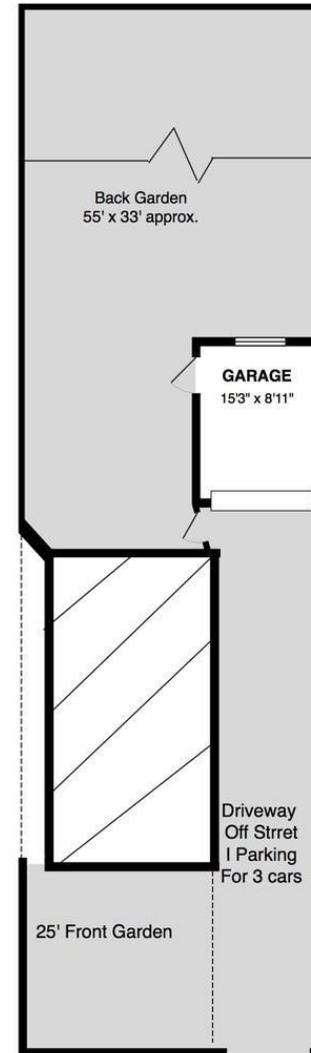




FIRST FLOOR



GROUND FLOOR



Site Layout NTS

TOTAL FLOOR AREA approx. = 1,060 Sq. Feet (98.50 sq.metres)

a Websters Estate Agents 164 Heath Road, Twickenham, Middlesex TW1 4BN t 020 8892 3343 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.

