



Websters  
estate agents



# Queen Annes Close, Twickenham, TW2 5NN

Mid Terrace 3 bedroom family home in a popular residential cul-de-sac with front and rear gardens. Situated 0.1 mile from St James Primary, within 0.4 miles of Stanley, Trafalgar Primary and Waldegrave Girls/Co-ed Sixth Form and just 0.6 miles from Twickenham Green.

With no onward chain and offering 804sq ft of newly decorated living space over 2 floors with double glazed windows and doors and potential to update, extend on the ground floor and loft convert (subject to Planning Permission and Building Regulations) to create a bespoke family home.

Entrance hallway leads to the light filled living room with space for seating and dining, understairs storage cupboards and a door to a lobby area with access to the w.c, the fitted kitchen and the garden.

On the first floor are 3 bedrooms, the family bathroom and hatch access to loft storage.

Located 0.2 miles from local shops and bus stops, 0.4 miles from Fulwell Station, 0.6 miles from Strawberry Hill Station and less than 1 mile from Teddington and Twickenham town centre shops, cafes and restaurants.

EPC Rating C

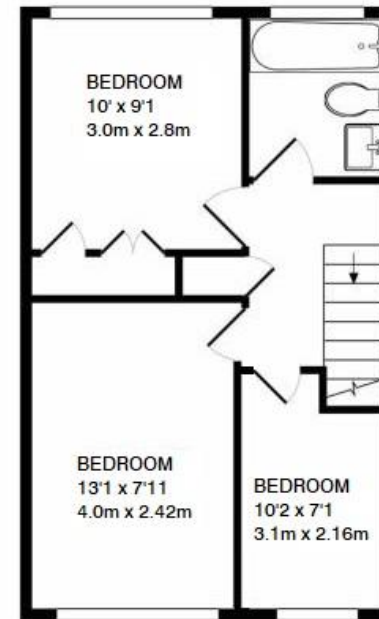
- Mid Terrace 3 Bedroom Home
- No Onward Chain
- Potential to Extend and Loft Convert (stpp)
- Residents Permit Parking
- Popular Residential Cul-de-Sac
- 0.6 Miles from Twickenham Green
- Within 0.4 Miles of Popular Schools



## Queen Annes Close



GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.7 SQ.M.)

**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 approxiamte. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



