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# Queen Annes Close, Twickenham, TW2 5NN

Mid Terrace 2 double bedroom family home in a popular residential cul-de-sac with a south west facing garden and a private garage in a separate block. Situated 0.1 mile from St James Primary, within 0.4 miles of Stanley and Trafalgar Primary and Waldegrave Girls/Co-ed Sixth Form and just 0.6 miles from Twickenham Green.

Refurbished and immaculately presented to offer 886 sq ft of living space over 2 floors with high specification fixtures and fittings, new electrics and energy efficient lighting, parquet wood floor, large double glazed windows, stylish decor and potential to re-instate bedroom 3 and loft convert (subject to Planning Permission and Building Regulations)

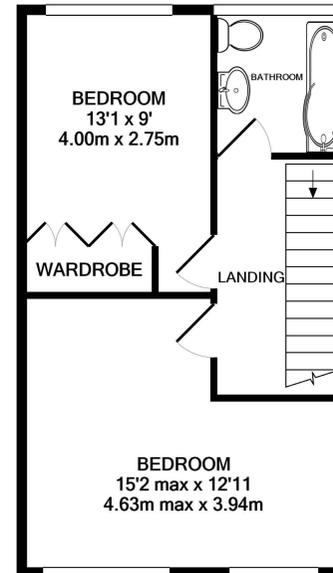
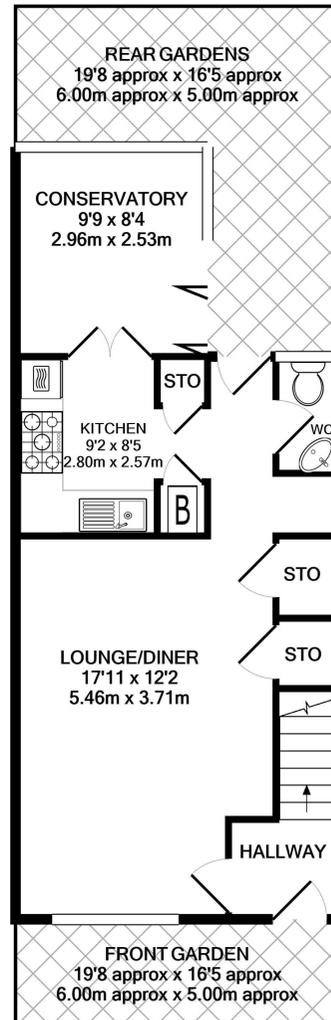
Entrance hallway opens into the spacious living room with built in storage and access to a w.c and the kitchen. This well planned room has stylish fitted units, integrated appliances and doors opening into the conservatory at the rear. Folding doors open onto the garden with a deck, lawn and mature planting. On the first floor are 2 double bedrooms, the family bathroom and hatch access to loft storage.

Located 0.2 miles from 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 D

- Mid Terrace Family Home
- 2 Double Bedrooms and Upstairs Bathroom
- Potential to Loft Convert (stpp)
- Option to Re-Instate Bedroom 3
- South West Facing Garden
- High Specification Throughout
- Close to Numerous Popular Schools
- 0.6 Miles from Strawberry Hill Station





1ST FLOOR  
APPROX. FLOOR  
AREA 399 SQ.FT.  
(37.0 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 487 SQ.FT.  
(45.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 886 SQ.FT. (82.3 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

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