



Websters
estate agents

Lincoln Avenue, Twickenham, TW2 6NH

Mid Terrace 3 bedroom family home in a popular residential area with driveway parking and a south facing garden backing onto Crane Park. Situated just 0.3 miles from access to Crane Park and Kneller Gardens, 0.5 miles from Twickenham Green and within 0.7 miles of Trafalgar, Archdeacon Primary and Waldegrave Girls School/Co-ed Sixth Form.

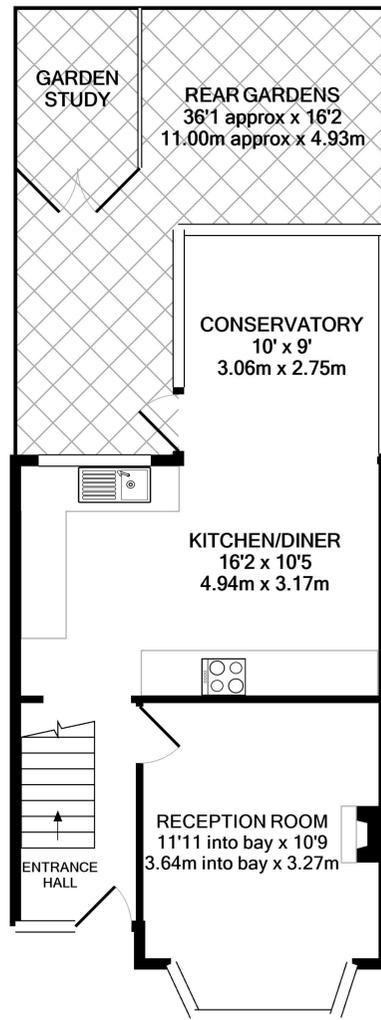
Tastefully presented to offer 823 sq ft of well proportioned living space over 2 floors with modern fixtures, fittings and floorings, double glazed windows and doors and potential to extend at the rear, re-configure the layout and loft convert (subject to Planning Permission and Building Regulations)

Entrance hallway leads to the living room, the fitted kitchen/breakfast room and the conservatory at the rear. Doors open onto the garden with a patio, lawn, powered home office/studio room and gated rear access. On the first floor are 3 bedrooms, the family bathroom and hatch access to loft storage.

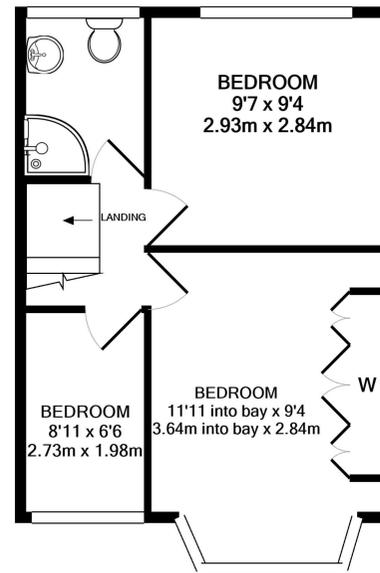
Located 0.5 miles from the A316 with direct access to the M3/M25 and into central London and just 0.6 miles from Whitton town centre and mainline train station.
EPC Rating D

- Mid Terrace 3 Bedroom Home
- Driveway Parking Space
- Potential to Extend and Loft Convert (stpp)
- South Facing Garden with Rear Access
- Views Across Crane Park
- Popular Residential Area
- Within 0.7 Miles of Highly Regarded Schools





GROUND FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.5 SQ.M.)

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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.

