



Websters
estate agents

Craneford Way, Twickenham, TW2 7SQ

Viewings from Saturday 1st August with Best and Final Offers on Monday 10th August.

First floor purpose built maisonette with a private rear garden. Situated in a popular residential location overlooking open playing fields and only 0.5 miles from Twickenham mainline train station.

In excellent decorative order throughout with pleasing light neutral decor, this welcoming property offers 727 sq ft of adaptable living space with modern high specification fixtures, fittings and floorings.

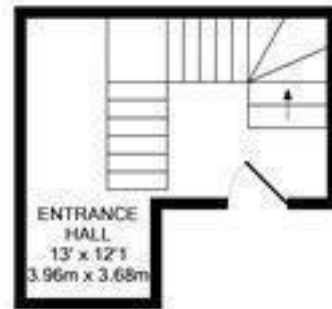
Ground floor front entrance leads up to the hallway/landing area with doors to the 2 double bedrooms, the spacious bay fronted living room, luxury family bathroom and the fully fitted kitchen with a door to the external staircase which leads down to the private garden with shed storage and side access.

Located just 0.6 miles from Twickenham town centre, 0.4 miles from the A316 with direct links to the M3 and into central London and only 1 mile from Marble Hill Park and the River Thames.

EPC Rating E

- First Floor Purpose built Maisonette
- 2 Double Bedrooms and Luxury Bathroom
- Spacious Living Room and Seperate Kitchen
- 727 Sq Ft of Adaptable Living Space
- Private Rear Garden
- High Specification Throughout
- 0.5 Miles from Twickenham Station





GROUND FLOOR
APPROX. FLOOR
AREA 11.8 SQ.M.
(127 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 67.6 SQ.M.
(727 SQ.FT.)

TOTAL APPROX. FLOOR AREA 79.3 SQ.M. (854 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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