



Websters  
estate agents

# Craneford Way, Twickenham, TW2 7SQ

First Floor purpose built 2 bedroom maisonette with a private garden. Situated in a popular residential location overlooking open playing fields just 0.4 miles from Kneller Gardens and the River Crane and 0.6 miles from Twickenham mainline train station and town centre.

Immaculately presented to offer 752 sq ft of living space with high specification fixtures, fittings and floorings, double glazed windows, extensive loft storage and contemporary decor throughout.

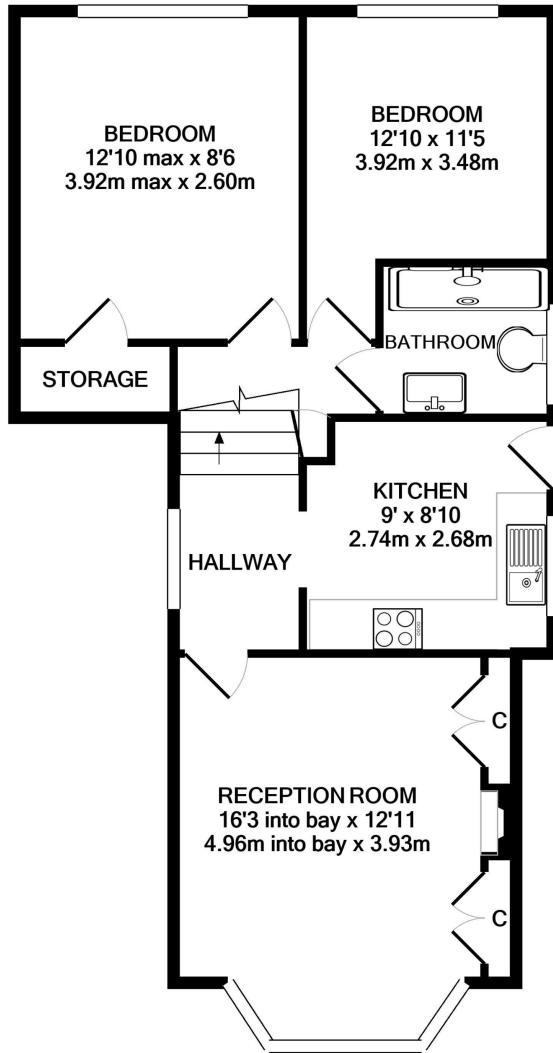
Private front door leads upstairs to the large entrance hallway with doors to the family bathroom, 2 double bedrooms at the rear, the bay fronted living/dining room and the kitchen. This well planned room has stylish fitted units and a door to the external staircase leading down to the garden with patio, lawn and shed storage.

Located less than 0.7 miles from Archdeacon, St Marys and Chase Bridge Primary Schools and just 0.9 miles from Church Street shops, bars and restaurants and the River Thames with a towpath walk past Marble Hill Park to Richmond upon Thames.

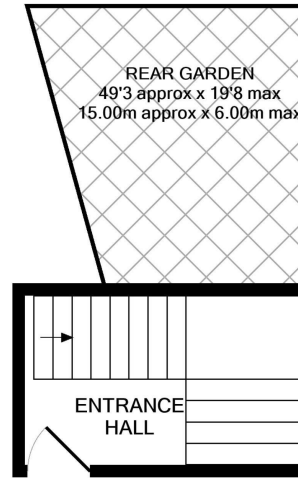
EPC Rating D

- First Floor 2 Bedroom Maisonette
- 751 Sq Ft of Living Space with Loft Storage
- Private Front Door and Garden
- Popular Residential Location
- High Specification Throughout
- Spacious Living/Dining Room and Separate Kitchen
- 0.6 Miles from Twickenham Station

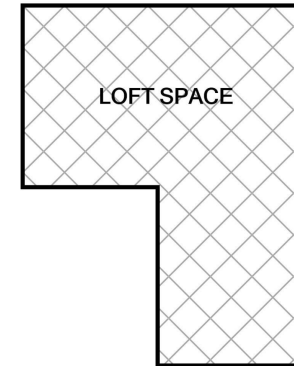




1ST FLOOR  
APPROX. FLOOR  
AREA 672 SQ.FT.  
(62.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 81 SQ.FT.  
(7.5 SQ.M.)



LOFT SPACE

TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.9 SQ.M.)

**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.

