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# Augusta Road, Twickenham, TW2 5HW

End of Terrace 4 bedroom family home with a west facing garden, garden room/home office and driveway parking in a popular residential location. Situated 0.5 miles from Trafalgar Primary and Waldegrave Girls/Co-ed Sxth Form and within 0.9 miles of St James, Stanley and Archdeacon Primary Schools.

Extended, loft converted and refurbished to an impressive standard by the current owners to offer 1216 sq ft of well proportioned living space over 3 floors with high specification fixtures and fittings, hard wood flooring throughout, underfloor heating downstairs and in the bathrooms, external wall insulation, pressurised water system and double glazed windows and doors.

Entrance hallway leads to the utility room/w.c and the dining room with open access to the bay fronted living room and the kitchen/family room at the rear. This light filled area has stylish fitted units, a tiled floor, space for dining/seating and velux roof windows. Double doors open onto the sun deck with steps down to the pretty lawned garden with gated side access and a powered and insulated home office/garden room.

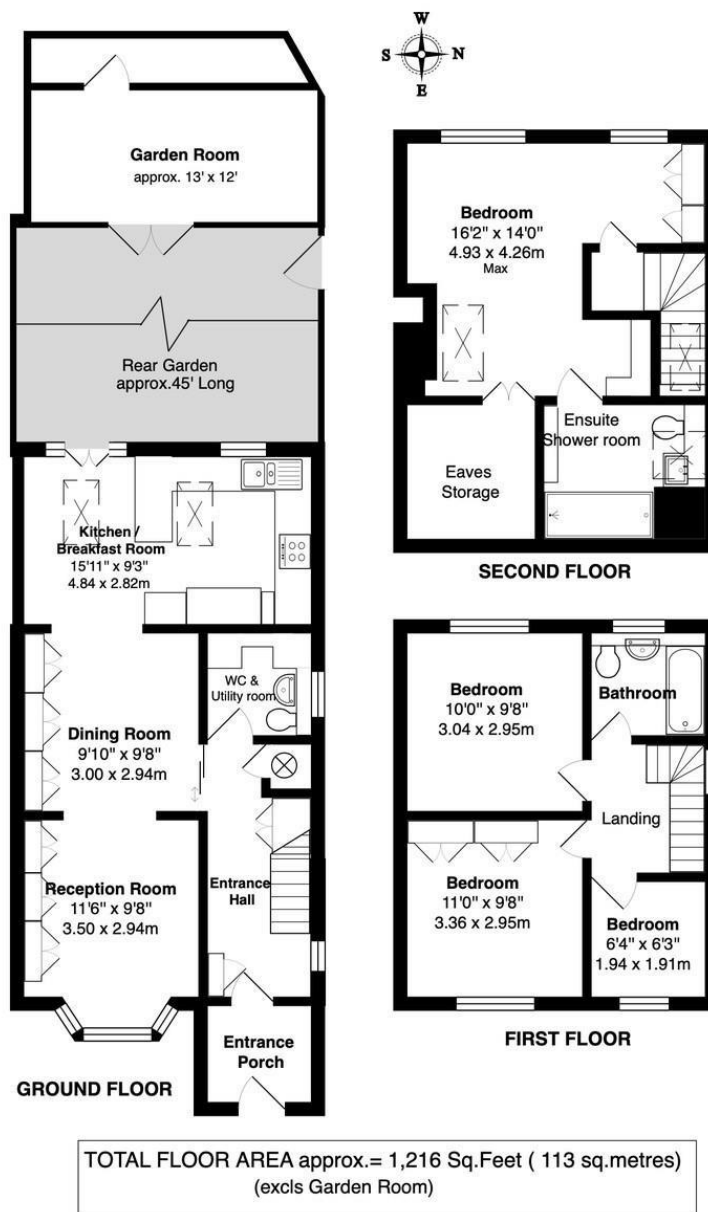
On the first floor are 3 bedrooms and the family bathroom with stairs leading up to the master bedroom suite with an en-suite shower room, built in and eaves storage and garden views.

Located 0.2 miles from Crane Park, 0.3 miles from local shops and 0.5 miles from the A316 with direct access to the M3/M25 and into central London.

EPC Rating TBC

- End of Terrace Family Home
- 4 Bedrooms and 2 Bathrooms
- 1216 Sq Ft of Living Space over 3 Floors
- West Facing Garden with 156 Sq Ft Home Office
- Extended, Loft Converted and Refurbished
- Impressive High Specification
- Close to Numerous Popular Schools
- 0.2 Miles from Crane Park





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