



**Websters**  
estate agents

# Lion Avenue, Twickenham, TW1 4JG

Mid Terrace 4 bedroom Edwardian family home. Situated in a popular residential location just 0.2 miles from Twickenham Green, local shops, bars and restaurants and 0.6 miles from Twickenham town centre and mainline train station.

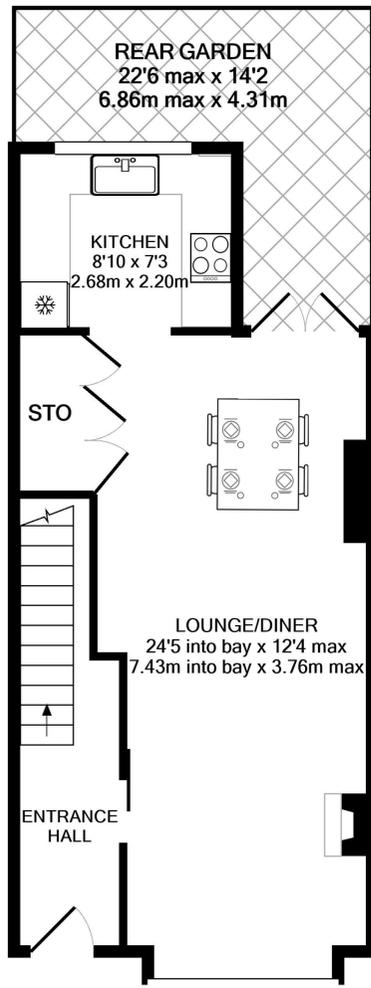
Loft converted and refurbished to an impressive standard to offer 1180 sq ft of living space over 3 floors with high specification fixtures, fittings and floorings, sash style windows, charming period features, built in storage, contemporary decor throughout and potential to extend/reconfigure layout on the ground floor (subject to Planning Permission and Building Regulations).

Entrance hallway leads to the dual aspect open plan living/dining room with solid wood flooring, a feature fireplace, plantation shutters and access to the stylish integrated kitchen at the rear. Double doors open directly onto the low maintenance paved garden. On the first floor are 2 double bedrooms. the family bathroom and stairs up to 2 further bedrooms the master with an en-suite shower room, built in wardrobes, eaves storage, a feature brick chimney and picture window overlooking gardens.

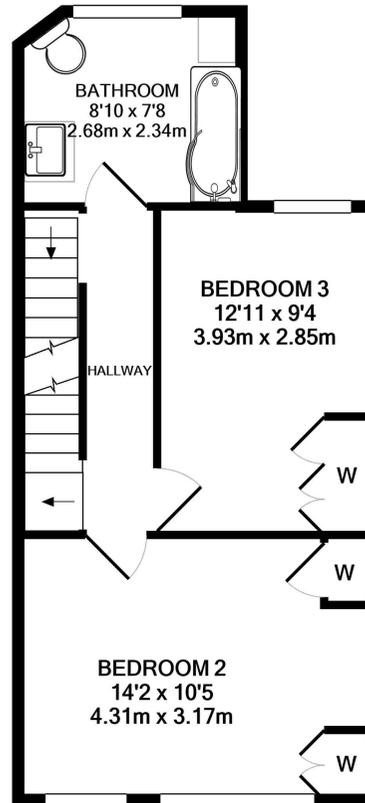
Located 0.4 miles from Archdeacon Primary and St Richard Reynolds Schools, 0.6 miles from Trafalgar Primary School and 0.8 miles from Waldegrave Girls/Co-ed Sixth Form.  
EPC Rating D

- Mid Terrace Edwardian Family Home
- 4 Bedrooms and 2 Bathrooms
- Loft Converted and Refurbished
- Desirable Cul-de-Sac location
- High Specification Throughout
- 0.6 Miles from Twickenham Train Station
- Close to Numerous Popular Schools

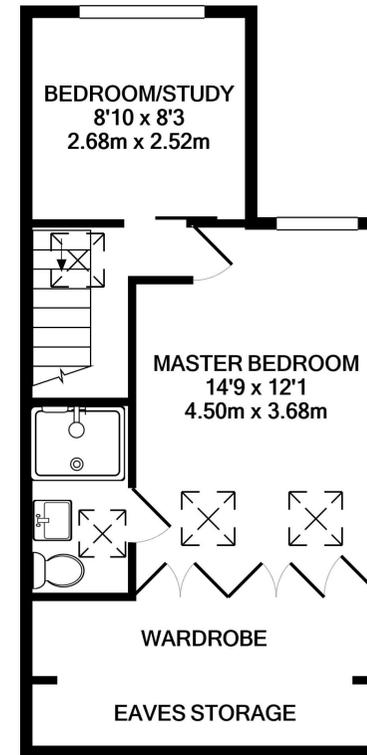




GROUND FLOOR  
APPROX. FLOOR  
AREA 416 SQ.FT.  
(38.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 396 SQ.FT.  
(36.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.  
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1180 SQ.FT. (109.6 SQ.M.)

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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