



BANHAM  
EST. 1871

20  
P  
Mon - Sat  
8.30 am - 6.30 pm  
Permit holders P  
or  
Pay by phone  
020 3046 0010  
quoting location  
5509  
Max stay 4 hours

Websters  
estate agents



# Upper Grotto Road, Strawberry Hill, TW1 4NF

Stunning 5 Bedroom Family Home in the Heart of Strawberry Hill, just 0.4 miles from Twickenham Green with easy access to shops, cafes, excellent pubs, and top-rated schools including Archdeacon Cambridges, TPA, St James, St Richard Reynolds, and the outstanding Waldegrave Girls School/Co-ed Sixth Form and Turing House.

Beautifully extended, loft converted and fully refurbished by the current owners, to offer a generous 1641 sq ft of versatile and immaculate living space arranged over three floors. Every detail has been thoughtfully considered from the high specification fixtures, fittings and floorings to the energy-efficient heating and the double-glazed sash windows with neutral decor creating a calming space, ready for you to make your own.

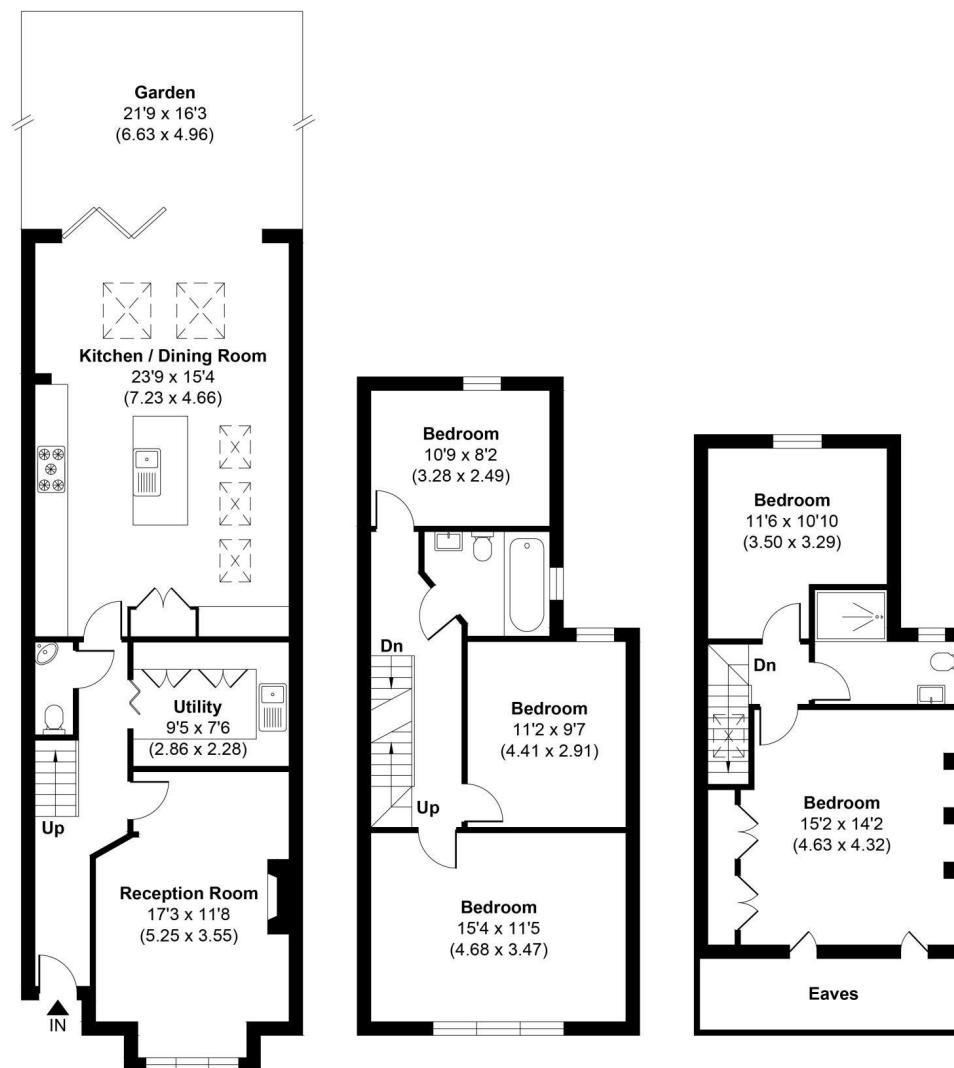
The front door opens into the welcoming hallway with doors to the stylish but cosy bay fronted living room, the wc and the practical utility room. At the rear is the real heart of the home, the stunning rear kitchen/family room. This light filled, well designed space has underfloor heating, velux roof windows and a bespoke integrated kitchen with the spacious open-plan area allowing for cooking, dining and relaxing. Large folding doors lead directly onto the well landscaped, low maintenance garden with a patio, artificial lawn and shed storage. Upstairs the first floor offers three generously sized bedrooms and a luxury family bathroom. On the top floor is the sleek contemporary shower room and two further bedrooms, the front-facing room with clever built-in and eaves storage.

Within 0.5 miles of Twickenham town centre, Radnor Gardens and the River Thames and 0.8 miles from Twickenham mainline station.  
EPC Rating C

- Mid Terrace 1641 Sq Ft Victorian Home
- 5 Bedrooms and 2 Bathrooms
- Extended, Loft Converted and Refurbished
- Desirable Strawberry Hill Location
- High Specification Throughout
- Within 0.8 Miles of Popular Schools
- 0.4 Miles from Strawberry Hill Station



**UPPER GROTTO ROAD TW1**  
**APPROX. GROSS INTERNAL FLOOR AREA**  
**1641 SQ FT / 152.47 SQ METRES**



**GROUND FLOOR**  
 APPROX. FLOOR AREA  
 724 SQ.FT. (67.23 SQ.M.)

**FIRST FLOOR**  
 APPROX. FLOOR AREA  
 514 SQ.FT. (47.78 SQ.M.)

**SECOND FLOOR**  
 APPROX. FLOOR AREA  
 403 SQ.FT. (37.46 SQ.M.)

**a** Websters Estate Agents 36 Broad Street, Teddington, Middlesex TW11 8QY    **t** 020 8614 6000    **e** sales@mywebsters.co.uk    **w** mywebsters.co.uk

**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.



