



Yale

30



Websters
estate agents

30 Beech Way, Twickenham, Middlesex, TW2 5JT

Semi detached 4 bedroom family home in a popular quiet residential location with driveway parking and a 70ft south facing garden. Situated just 0.3 miles from Crane Park and only 0.4 miles from the A316 with direct access to the M3/M25 and into central London.

Loft converted to offer 1220 sq ft of well proportioned light and airy living space over 3 floors with potential to extend to the rear (subject to Planning Permission and Building Regulations). Tastefully presented with modern fixtures and fittings, double glazed windows and doors to the rear and pleasing neutral decor.

Entrance hallway leads into the bay fronted, dual aspect open plan living/dining room and into the fitted modern kitchen. Double doors at the rear open out onto the south east facing 70ft landscaped garden with a patio, lawn, summer house storage and gated side access. On the first floor are 3 bedrooms and the family bathroom with stairs up to the master bedroom with an en suite shower room, juliet balcony and built in storage.

Located within easy access of good Primary Schools and less than 1 mile from Waldegrave Girls School/Sixth Form.

EPC Rating D

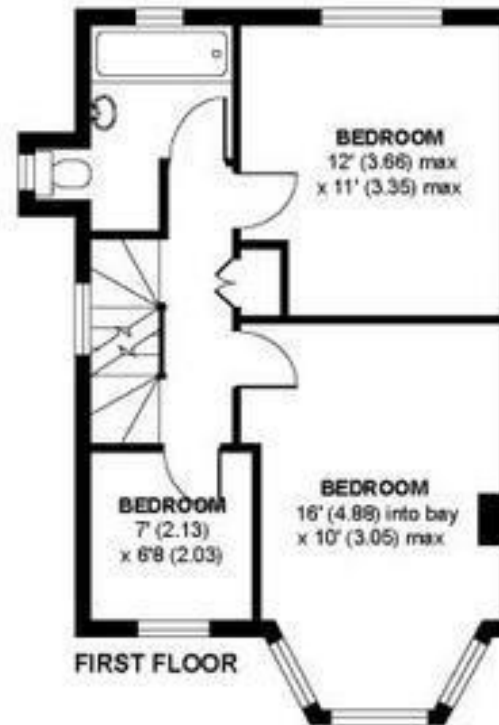
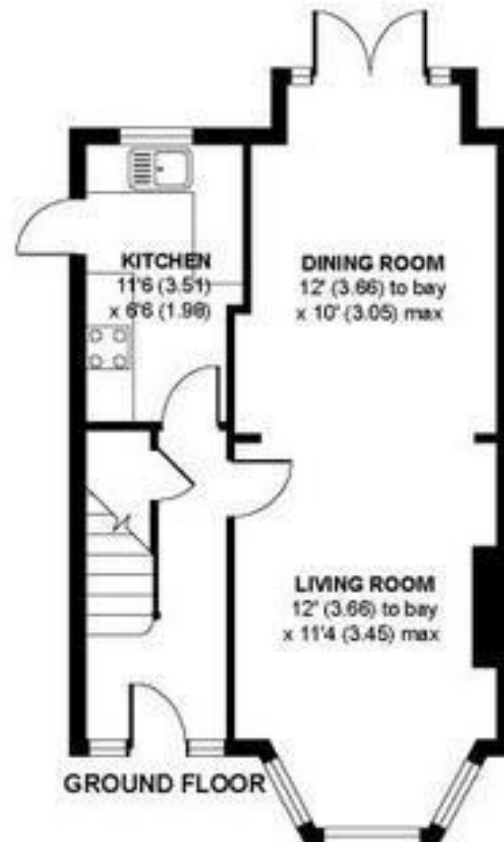
- Semi Detached 4 Bedroom Family Home
- Driveway Parking and Gated Side Access
- South East Facing 70ft Garden with Summer House
- Potential to Extend to the Rear (stpp)
- 1220 Sq Ft of Living Space over 3 Floors
- Popular Quiet Residential Location
- 0.4 Miles from the A316 into London



TOTAL GROSS
INTERNAL FLOOR AREA
1220 SQFT 113 SQM



APPROXIMATE
GARDEN LENGTH
70 FT 21.33 M



a Websters Estate Agents 164 Heath Road, Twickenham, Middlesex TW1 4BN t 020 8892 3343 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.

