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# Hamilton Road, Twickenham, TW2 6SN

Mid Terrace 2 bedroom Victorian cottage in a quiet cul-de-sac location with a west facing garden. Situated only 0.2 miles from Twickenham Green, local shops, bars and restaurants, 0.4 miles from Archdeacon Primary and St Richard Reynolds College, 0.6 miles from Trafalgar Primary School and less than 0.9 miles from Waldegrave Girls School/ Co-ed Sixth Form.

Immaculately presented to offer 861 sq ft of well proportioned living space over 2 floors with high specification fixtures and fittings, wood flooring downstairs, double glazed sash style windows, extensive bespoke built in storage in all rooms and pleasing modern decor throughout.

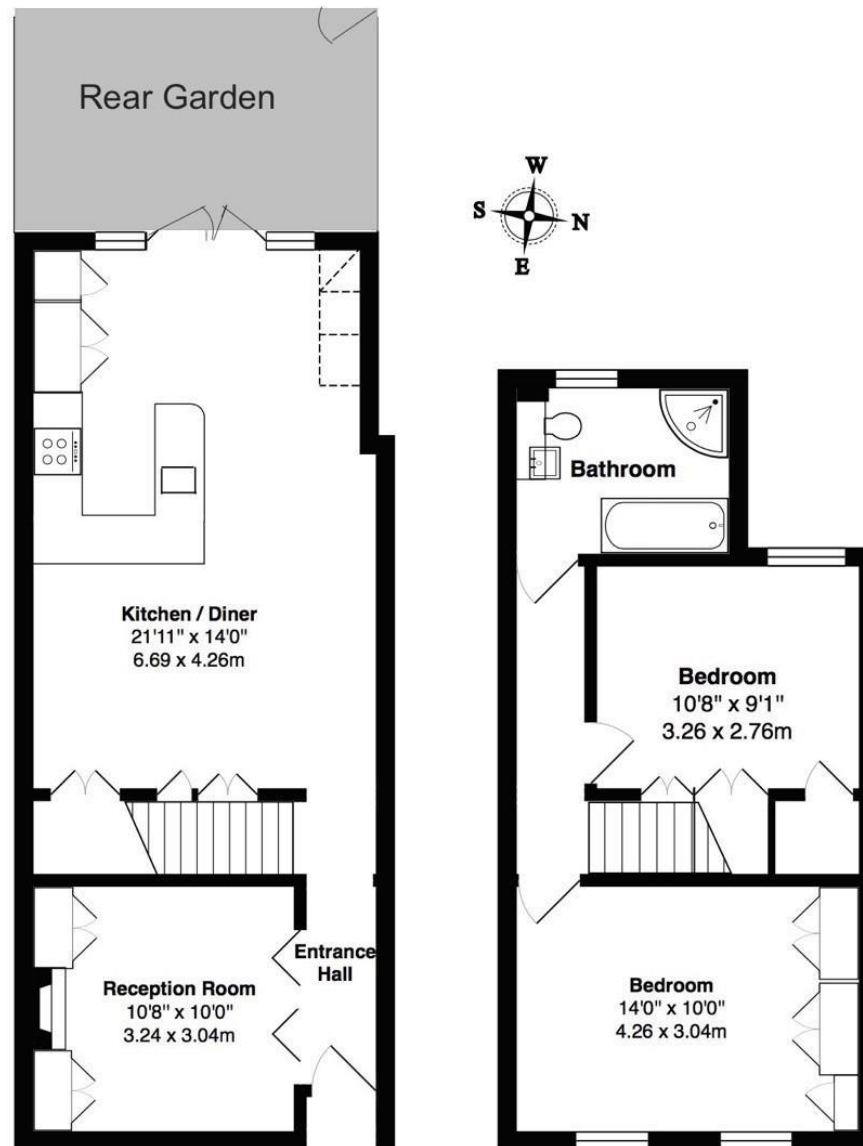
Entrance hallway leads to the living room at the front and the open plan family room/kitchen at the rear. This fabulous light filled room has space for dining/seating, a stylish integrated kitchen and part glazed roof. Large double doors open onto the west facing, low maintenance garden with shed storage and gated rear access. On the first floor are 2 double bedrooms with built in wardrobes/cupboards, the spacious luxury family bathroom and hatch access to loft storage.

Located only 0.6 miles from Church Street, the River Thames and towpath walks past Marble Hill Park into Richmond and just 0.7 miles from Strawberry Hill and Twickenham mainline train stations.

EPC Rating C

- Mid Terrace Victorian Family Home
- 2 Double Bedrooms
- Luxury Upstairs Bathroom
- West Facing Garden
- Stunning Kitchen/Family Room
- Separate Living Room
- 0.7 Miles from Twickenham Train Station





**TOTAL FLOOR AREA approx.= 861 Sq.Feet ( 80 sq.metres)**

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