



Websters  
estate agents



# Hamilton Road, Twickenham, TW2 6SN

End of Terrace 2 double bedroom Victorian home with a west facing garden. Situated in a quiet cul-de-sac location only 0.2 miles from Twickenham Green, local shops, bars and restaurants, less than 0.6 miles from St Richard Reynolds College, Archdeacon and Trafalgar Primary and 0.8 miles from Waldegrave Girls School/ Co-ed Sixth Form.

Extended on the ground floor and tastefully presented to offer a generous 893 sq ft of well proportioned living space over 2 floors with high specification fixtures, fittings and floorings, sash windows, charming period features and pleasing neutral decor throughout.

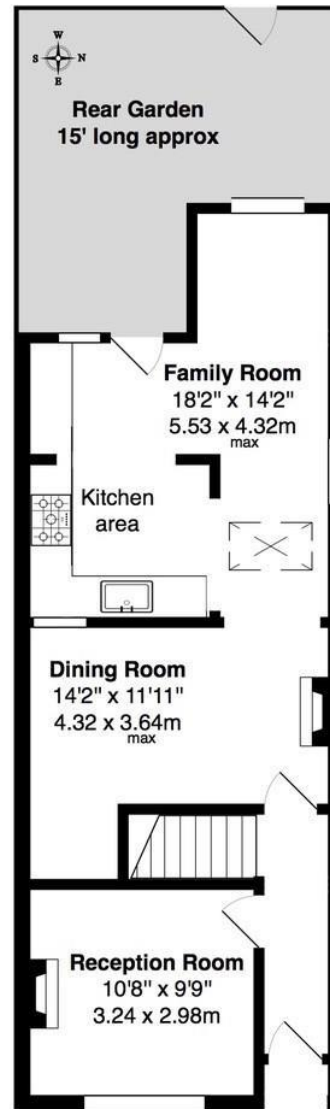
Entrance hallway leads to the living room with wood flooring, a feature fireplace and plantation shutters and the dining room which opens into the kitchen/family room at the rear. This stunning room has a feature brick wall, stone floor, velux roof windows, a stylish fitted kitchen and a dining alcove. A door opens onto the attractive, low maintenance garden with space for seating, shed storage and secure gated rear access. On the first floor are 2 double bedrooms, the 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.

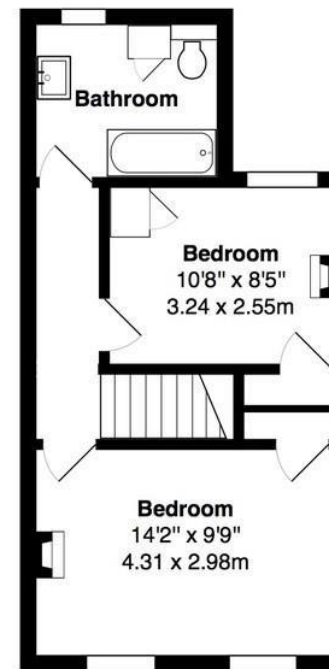
EPC Rating E

- End of Terrace Victorian Home
- 2 Double Bedrooms and Upstairs Bathroom
- Extended on the Ground Floor
- 893 Sq Ft of Living Space
- West Facing Garden with Rear Access
- High Specification Throughout
- 0.2 Miles from Twickenham Green





**GROUND FLOOR**



**FIRST FLOOR**

**TOTAL FLOOR AREA approx.= 893 Sq.feet (83 sq.metres)**

**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.



