



Websters
estate agents
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Lincoln Avenue, Twickenham, TW2 6NH

Mid Terrace 3 bedroom family home in a popular residential area with driveway parking and a south facing garden backing onto Crane Park. Situated just 0.3 miles from access to Crane Park and Kneller Gardens, 0.5 miles from Twickenham Green and within 0.7 miles of Trafalgar, Archdeacon Primary and Waldegrave Girls School/Co-ed Sixth Form.

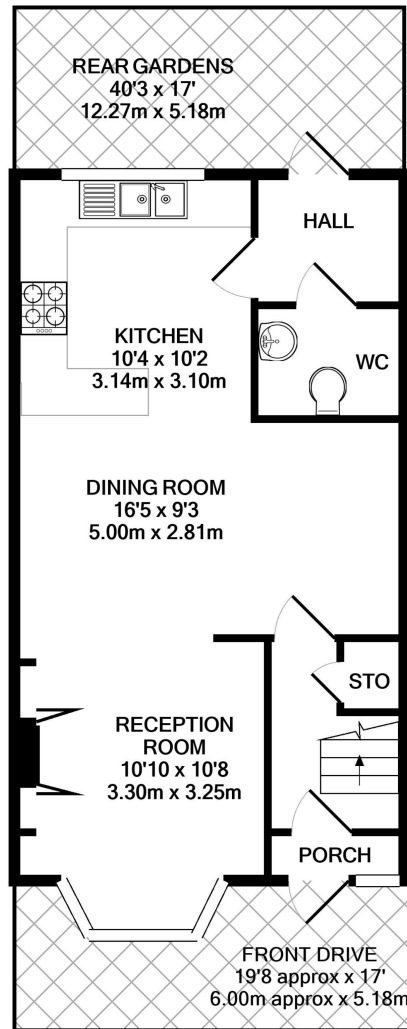
With no onward chain, extended at the rear and currently offering 831 sq ft over 2 floors with double glazed windows and potential to reconfigure the layout and loft convert (subject to Planning Permission and Building Regulations)

Entrance porch leads into the hallway with storage and a door to the bay fronted, open plan living space with seating and dining areas, a fitted kitchen and a w.c. A door opens onto the low maintenance garden with shed storage and a gate to the rear shared vehicular access. On the first floor are 3 bedrooms, the family bathroom and hatch access to loft storage.

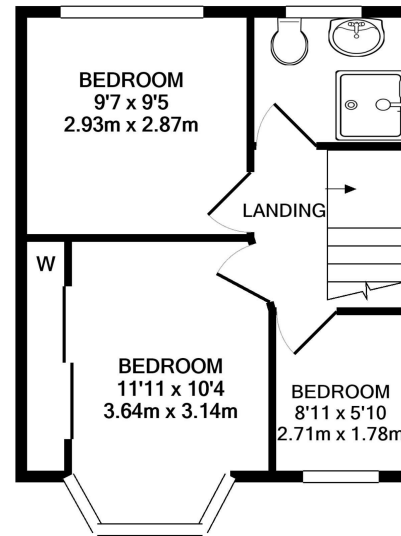
Located 0.5 miles from the A316 with direct access to the M3/M25 and into central London and just 0.6 miles from Whitton town centre and mainline train station.
EPC Rating C

- Mid Terrace 3 Bedroom Home
- No Onward Chain
- Driveway Parking and South Facing Garden
- Potential to Reconfigure Layout and Loft Convert (stpp)
- Backing onto Crane Park
- Open Plan Downstairs Living Space
- Within 0.7 Miles of Popular Schools





GROUND FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 333 SQ.FT.
(31.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)

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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.

