



Websters  
estate agents



# Sixth Cross Road, Twickenham, TW2 5PD

Semi Detached 3 bedroom family home with driveway parking for 3 cars and side access to the private 92 ft rear garden and home office. Situated just 0.4 miles from St James Primary, Stanley Primary and Waldegrave Girls/Co-ed Sixth Form, 0.6 miles from Trafalgar and Archdeacon Primary and only 0.2 miles from local shops and public transport.

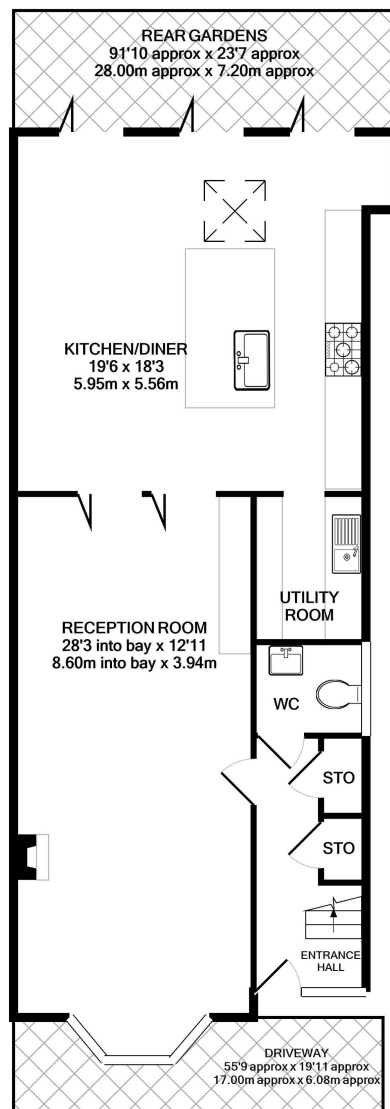
Substantially extended at the rear, refurbished to an impressive standard and immaculately presented to offer 1473 sq ft of living space over 2 floors with high specification fixtures, fittings and floorings, energy efficient lighting, heating and appliances, double glazed windows with plantation style shutters and potential to loft convert (subject to Planning Permission and Building Regulations).

Entrance hallway leads to storage, the w.c and the open plan, bay fronted living room with folding doors opening into the kitchen/family room at the rear. This stunning light filled room has a bespoke integrated kitchen with a range style cooker, central island/breakfast bar, space for dining and seating and access into the utility room. Full width sliding doors open onto the landscaped garden with a large stone tiled patio, artificial lawn, professionally installed home office and secure gated side access. On the first floor are 2 double bedrooms with built in storage, a single bedroom and the luxury family bathroom.

Located 0.3 miles from Fulwell train station and within 0.8 miles of Twickenham Green, Strawberry Hill train station and Hampton Hill High Street shops, bars and restaurants. EPC Rating D

- Semi Detached Family Home
- Stunning 1473 Sq Ft of Living Space
- 3 Bedrooms with Potential to Loft Convert (stpp)
- Driveway Parking for 3 Cars
- Landscaped Garden with Home Office
- Immaculately Presented Throughout
- High Specification Fixtures, Fittings and Floorings
- Within 0.6 Miles of Popular Schools

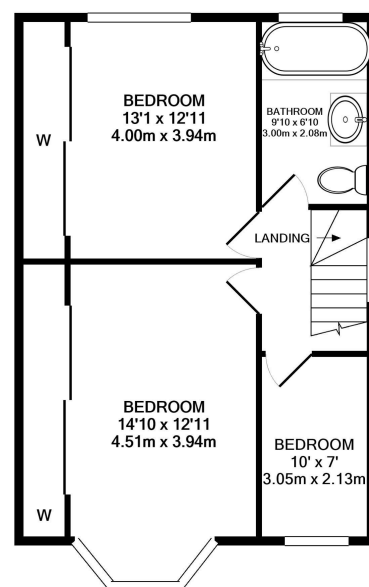




GROUND FLOOR  
APPROX. FLOOR  
AREA 921 SQ.FT.  
(85.6 SQ.M.)



GARDEN OFFICE  
APPROX. FLOOR  
AREA 0 SQ.FT.  
(0.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 552 SQ.FT.  
(51.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1473 SQ.FT. (136.9 SQ.M.)

EXCLUDES OUT BUILDINGS AND GARDENS

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