



SALES

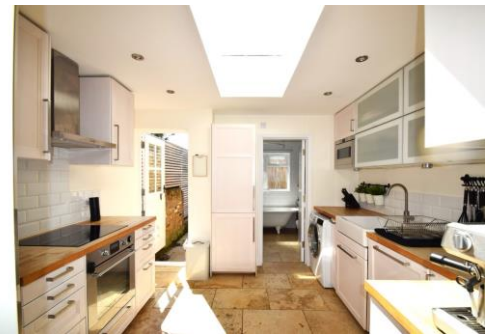
LETTINGS

MANAGEMENT

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Twickenham, TW2

£739,500

This charming Period Cottage is located in the highly popular neighbourhood of "Twickenham Green". Main features include the 75ft Landscaped Garden leading to the recently added Garden Office/Studio, the perfect peaceful addition for working from home, an Art Studio or Exercise Studio. The main house accommodation includes: ground floor - entrance porch, open plan Living and Dining rooms, Fully Fitted Kitchen with stable door to Garden, modern bathroom. First floor - main double bedroom with feature double height ceiling and fitted wardrobes, second bedroom with feature double height ceiling, skylights and fixed loft access to the galleried loft, which has been fitted with wall-to-wall cupboards adding extra storage capacity. Outside - to the front a delightful Private Garden, to the rear a truly impressive 75ft Landscaped Garden housing a very worthwhile Modern Home Office/Studio. Freehold with vacant possession.

Second Cross Road, Twickenham

Approximate Gross Internal Area = 64.5 sq m / 694 sq ft
Office = 11.5 sq m / 124 sq ft
Total = 76 sq m / 818 sq ft

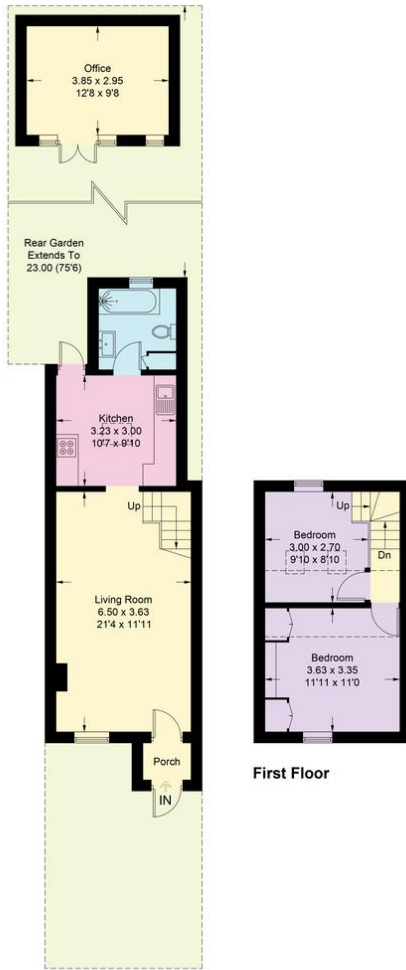


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1077399)

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	