



**Beech Way  
Twickenham**

£749,950

[chasebuchanan.london](https://chasebuchanan.london)



## Key features

- Viewings accompanied by Chase Buchanan
- Very well presented family home
- Fabulous extended kitchen
- Four bedrooms. Two bathrooms
- South facing garden
- Lovely summer house
- Generous living spaces
- Highly recommended



## Description

SALE AGREED BY CHASE BUCHANAN....This very well presented semi-detached home, has been extended and improved throughout, combining traditional and modern features, complementing this highly appealing property. Situated in a popular road with easy access to central Twickenham, David Lloyd fitness centre and regular transport links.

Featuring a bright living room with a wide bay window, attractive fireplace and original parquet flooring, leading into a fabulous kitchen/dining room with quality fitted units plus ample storage space and wide bi-folding doors leading out to the garden.

The first floor provides two double bedrooms, a single bedroom/study and a smart family bathroom, whilst the second floor has a further double bedroom with a modern en-suite.

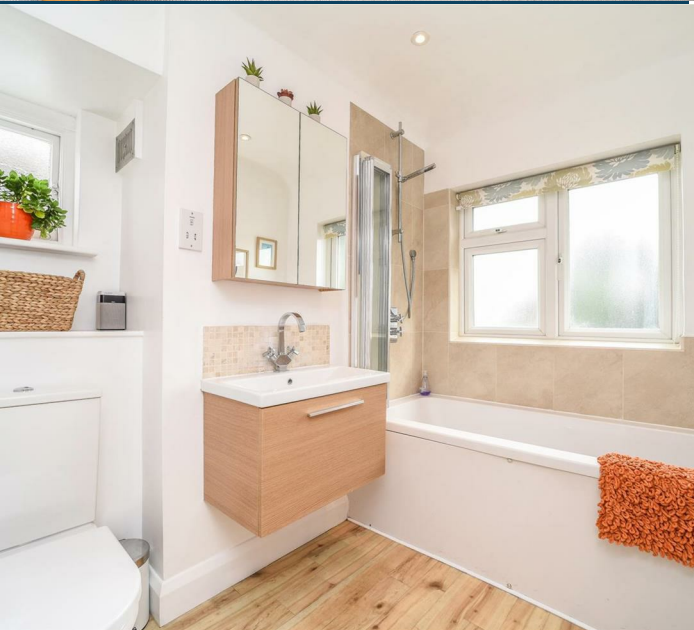
The superb south facing garden provides the perfect spot for al-fresco dining, with a fabulous sun deck, an abundance of mature plants and trees plus a lovely summer house with power providing an ideal area to relax or work.

The stylish interior has been carefully considered as an integral part of the overall design. The clean-lined kitchen with sleek units and integrated appliances and wide folding doors and skylights maximise the light, whilst the versatile layout provides the perfect balance of flexible space and comfort.

Beech Way is located in the Rivermeads area with good transport links nearby plus the A316 and M3. Situated 0.8 miles from Heathfield Primary School and less than 1 mile from Waldegrave Girls School/Sixth Form.

Properties of this size and quality are in demand and this one certainly comes highly recommended.





# Beech Way, TW2

Approximate Gross Internal Area = 126 sq m / 1356 sq ft  
 Summer House = 17.5 sq m / 188 sq ft  
 Total = 143.5 sq m / 1544 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 699336)

For more information or to book a viewing, please contact:

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# Chase Buchanan

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Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.

Energy Efficiency Rating		Current	Potential
100-92 (A) <b>A</b> - Most energy efficient - lower running costs 91-81 (B) <b>B</b> 80-69 (C) <b>C</b> 68-55 (D) <b>D</b> 54-45 (E) <b>E</b> 44-35 (F) <b>F</b> 34-20 (G) <b>G</b> - Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	62	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
100-85 (A) <b>A</b> - Very environmentally friendly - lower CO <sub>2</sub> emissions 84-61 (B) <b>B</b> 60-40 (C) <b>C</b> 39-46 (D) <b>D</b> 39-54 (E) <b>E</b> 21-39 (F) <b>F</b> 11-20 (G) <b>G</b> - Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	55	78