



Haggard Road, Twickenham
TW1

HAMPTONS
INTERNATIONAL

Beyond your expectations

Delightful four bedroom semi-detached Victorian family home.EPC:D

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Asking Price £1,295,000 Freehold

Description

A delightful and well presented semi-detached Victorian family home located in a popular residential street.

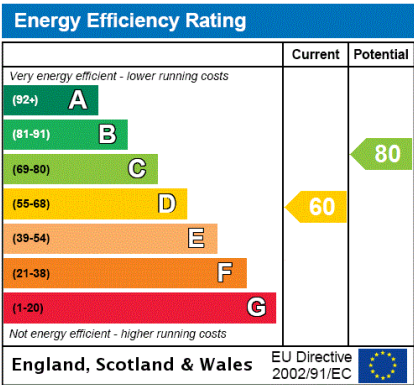
On the ground floor is a double reception room with living room area to the front, which leads through to a light and airy kitchen/diner. There are double doors out onto the pretty landscaped garden with a beautiful hardwood decking area and a separate patio down the end of the garden.

On the first floor are two bedrooms, with the master bedroom to the front, with fitted wardrobes in the alcoves and a large family bathroom next door.

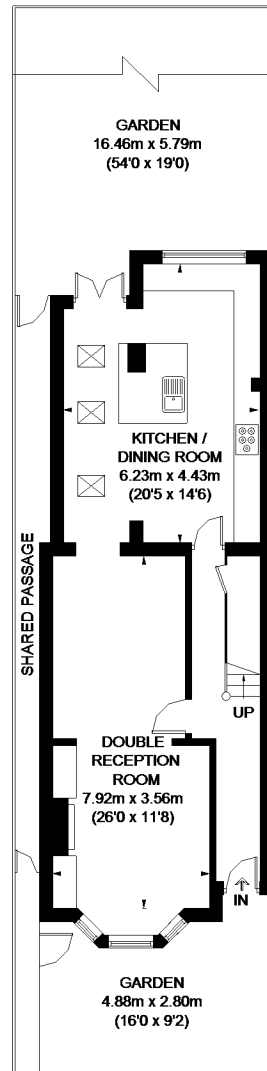
On the top floor are two further bedrooms and a separate shower room, all in very good decorative order.

Location

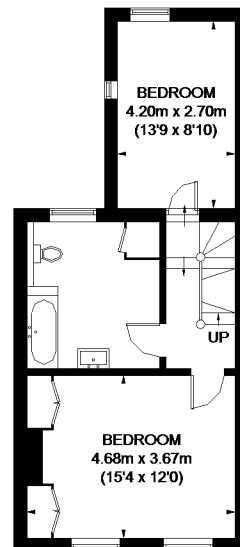
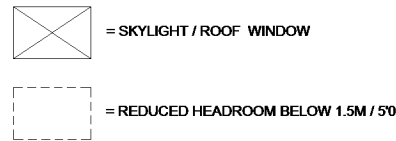
Haggard road is a sought after residential street within a few hundred metres of Twickenham town centre which provides comprehensive facilities and a frequent main-line train service to London Waterloo. The property is situated between Twickenham and St Margarets and also close to the delightful parks of Marble Hill and York House Gardens and a particularly picturesque stretch of the river Thames. The area is also renowned for its excellent local schools, both private and state, and the many recreational activities available.



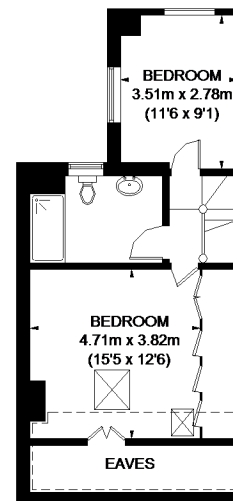
HAGGARD ROAD



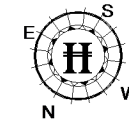
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM / EAVES)**
GROUND FLOOR = 702 SQ. FT. (65.2 SQ. M.)
FIRST FLOOR = 488 SQ. FT. (45.3 SQ. M.)
SECOND FLOOR = 376 SQ. FT. (34.9 SQ. M.)
REDUCED HEADROOM / EAVES
86 SQ. FT. (8 SQ. M.)
TOTAL = 1652 SQ. FT. (153.4 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID254981)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

