



Staines Road, Twickenham
TW2



Beyond your expectations

Three bedroom semi-detached house offering scope for modernising

Hamptons International

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Entrance hallway | double reception room | kitchen | lean to conservatory | three bedrooms | family bathroom | separate wc | southerly aspect rear garden | garage | large front garden | vacant possession | potential for considerable extension

Offers in excess of £699,999 Freehold

Description

Offered to the market with no onward chain and located close to Waldegrave Girls School is this large and substantial 1930s family home which is in need of modernisation throughout.

The property has the potential to refurbish and extend (STPP) and consists of a large through reception room with doors out onto the rear garden, a galley kitchen with additional garden access via a lean to conservatory, three bedrooms and a family bathroom with a separate WC.

Further benefits include large front and rear private gardens with a garage accessed from a lane to the rear.

Location

The house is well positioned for transport with the A316 nearby offering a fast route into London or out towards the M25; a rail service into London Waterloo from nearby Twickenham, Fulwell and Whitton stations and an excellent bus service with nearby routes to Richmond, Kingston and Heathrow. Local schools, both state and private include the renowned Waldegrave Girls, The Mall, Archdeacon and Trafalgar Primary.

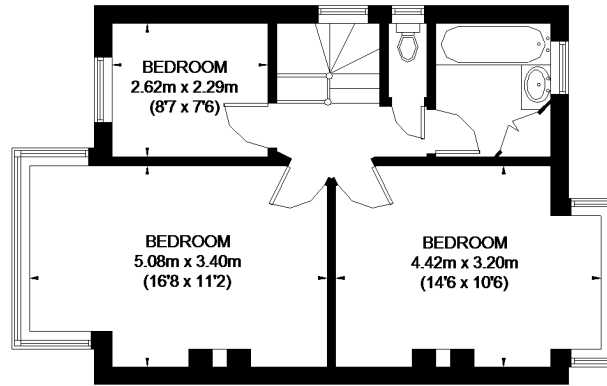
Additional Information

In accordance with the Estate Agents Act 1979, we must inform you that a member of staff from Hamptons is related to the client.

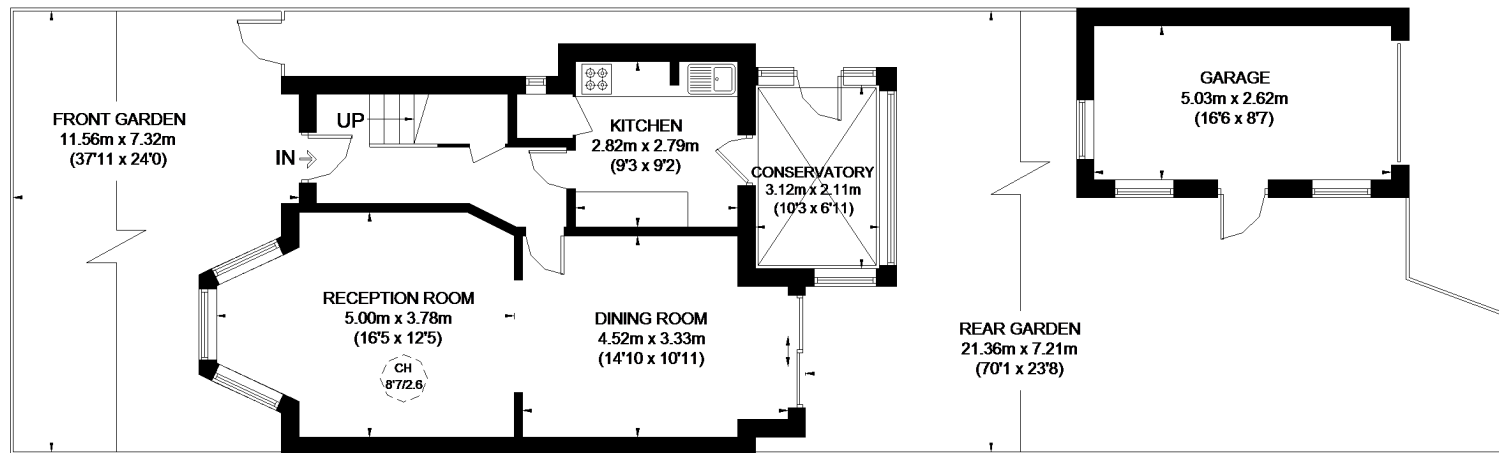


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D		46
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

STAINES ROAD

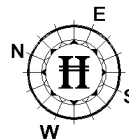


FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 614 SQ. FT. (57 SQ. M.)
FIRST FLOOR = 527 SQ. FT. (49 SQ. M.)
GARAGE = 142 SQ. FT. (13.2 SQ. M.)
TOTAL = 1283 SQ. FT. (119.2 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 (ID254661)

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.

