

Approx Gross Internal Area: 1020 sq ft / 94.8 sq m



Milestone Collis

Arragon Road, Twickenham, London TW1 3NG



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Asking Price £900,000 | House - Terraced | Freehold

- Located In The Heart Of Twickenham
- Idea Catchment For Some Of The Most Prestigious Schools In The Area
- Contemporary Modern Open Plan Living At Its Best
- Ideal For Commuting
- Early Victorian
- Arranged Over Three Floors
- Bags Of Character Throughout With High Ceilings, A Log-Burner Fireplace And Juliette Balcony Windows Overlooking The Large Gardens
- No Onward Chain

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.

Arragon Road, Twickenham, London TW1 3NG

A lovely Early-Victorian terraced home with a large, private and peaceful garden, set in the the heart of Twickenham. Close to the railway station, the River Thames, local amenities and in an excellent school catchment area. The accommodation is arranged over three floors:

The principal entrance on the raised ground floor leads into a high ceiled open-plan living room with a log-burner fireplace and Juliette balcony windows overlooking the garden, and in the back extension a smart family bathroom with three piece suite and shower over bath.

Stairs to the first floor lead to a full width master bedroom with ample space for wardrobes, and a further double bedroom. A trap door on the upper landing leads up to the fully-boarded loft space, which stretches the length of the property and provides generous storage.

The lower ground floor reveals open-plan dining space and smart kitchen with access to the garden through French windows, and a separate utility room and downstairs w.c. Externally, a pretty front garden, with useful tanked bike storage and separate entrance to the dining room, and to the rear a large, established and verdant garden, with seating area in an evening sun trap at the end.

Arragon Road is in the heart of Twickenham and local bus routes and the mainline Railway station to London Waterloo are moments away, as is Marble Hill Park, the River Thames and eateries and public houses on Church Street. Some of the area's finest primary and secondary schools are also just a short walk away.

