



Asking Price £1,000,000 | House - Terraced | Freehold

- Three bedroom extended Victorian terraced
- Feature fire places
- Family bathroom and master en suite
- Easy access to two train station providing excellent links for commuting
- St Stephan's school is 0.1 miles and other highly rated schools in the area are in close proximity
- Lots of Character and charm with a modern theme
- Open plan living at its best
- Located in the "heart of St Margaret's"
- Manicured garden with decked area overlooks the river Crane perfect for relaxing after a hard day at work
- Close to local shops, cafe and restaurant's

020 8892 1313







# Brook Road, Twickenham, TW1 1JE

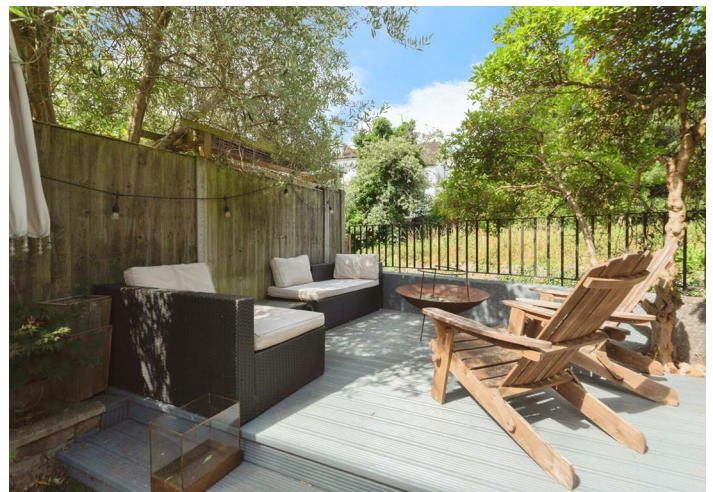
Milestone and Collis are please to offer this exceptional home in the heart of St Margaret's Village on Brook Road, this charming three-bedroom Victorian terraced house, offers a delightful blend of character and modern living. , the property boasts an open-plan layout that is perfect for contemporary family life.

As you enter, you are greeted by a warm and inviting reception room featuring a stunning fireplace, which serves as a focal point for the space. The home is designed to maximise light and flow, making it ideal for both entertaining and everyday living. The property includes a family bathroom and a master en suite, ensuring convenience.

The exterior of the house is equally appealing, with a manicured garden that features a decked area overlooking the serene River Crane. This outdoor space provides a perfect retreat for relaxation after a long day, allowing you to unwind in a tranquil setting.

Location is key, and this property excels in that regard. With easy access to two train stations, commuting to central London is a breeze. Additionally, the area is renowned for its excellent schools, making it a prime choice for families. Local shops, cafes, and restaurants are just a stone's throw away, offering a vibrant community atmosphere.

This extended Victorian terraced house is a rare find, combining historical charm with modern amenities in a sought-after location. It is an ideal home for those looking to enjoy the best of St Margaret's Village living.



TW1 1JE lies on Brook Road in Twickenham. TW1 1JE is located in the St Margarets & North Twickenham electoral ward, within the London borough of Richmond upon Thames and the English Parliamentary constituency of Twickenham. The Sub Integrated Care Board (ICB) Location is NHS South West London ICB - 36L and the police force is Metropolitan Police

Nearest train stations  
St. Margaret's Station 0.3 miles  
Twickenham Station 0.4 miles

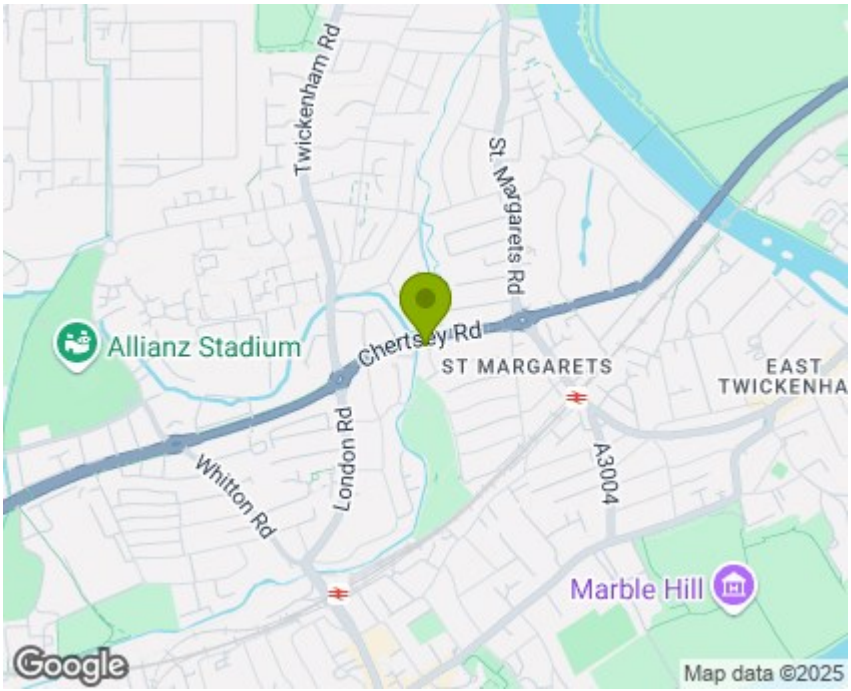
Road Commuting

The A316 enables fast car travel to both central London, the M3 corridor and M25.

Nearest school

St Stephen's C E Primary School,, State School, Ofsted: Good, 0.1 miles  
Orleans Primary School, State School, Ofsted: Good, 0.3 miles  
Ivybridge Primary School, State School, Ofsted: Good, 0.3 miles  
St Mary's Church of England Primary School, State School, Ofsted: Outstanding, 0.5 miles

Council tax band F



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total floor area 105.6 sq.m. (1,137 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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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.