



Asking Price £650,000 | Bungalow | Freehold

- Three bedroom bungalow
- Two reception rooms
- Mature and well maintained gardens
- Well presented throughout
- Modern kitchen and bathrooms
- Semi detached
- Master en suite
- Conservatory
- Backs on to the Duke of Northumberland's River
- Early viewing recommended to avoid disappointment

020 8892 1313







# Rosecroft Gardens, Twickenham, TW2 7PT

Milestone and Collis welcomes you to Rosecroft Gardens, Twickenham - a charming semi-detached bungalow that offers a delightful living experience. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's ample space for a growing family or for hosting overnight visitors.

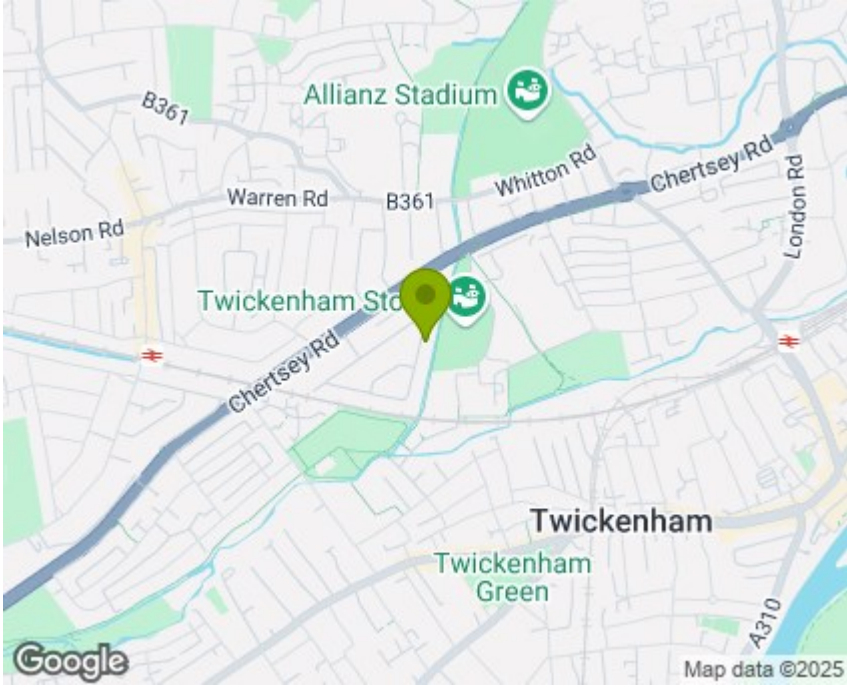
The bungalow features a well-appointed bathroom and a master en suite, ensuring convenience and privacy for all residents. The mature garden at the rear of the property is a true gem, backing onto the picturesque Duke of Northumberland's River, providing a tranquil and scenic backdrop to your everyday life.

Located in close to the iconic Twickenham stadium and the Stoop, this property offers not just a home, but a lifestyle. Whether you're enjoying a peaceful evening in the garden or exploring the vibrant local community, there's something here for everyone.

Don't miss out on the opportunity to make this charming bungalow your own - come and experience the warmth and comfort that Rosecroft Gardens has to offer.



Directions from Milestone and Collis Sales 86 Heath Rd, Strawberry Hill, Twickenham TW1 4BW Head east on Heath Rd/A305/A311 towards Clifden Rd Continue to follow A305, 0.3 mi Slight left onto London Rd/A310, 0.3 mi Turn left onto Whitton Rd/B361, 0.3 mi At Whitton Rd Roundabout, take the 1st exit onto Chertsey Rd/A316, 0.6 mi Turn left onto Rosebine Ave, 312 ft Turn right onto Gladstone Ave, 400 ft Turn left onto Rosecroft Gardens, 443 ft Rosecroft Gardens Twickenham



TW2 7PT lies on Rosecroft Gardens in Twickenham. TW2 7PT is located in the Whitton 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 schools to TW2 7PT

- The Richmond upon Thames School, Egerton Road, Twickenham, TW2 7SL, Secondary, 427m
- Capella House School, Egerton Road, Twickenham, TW2 7SL, 427m
- Clarendon School, Egerton Road, Twickenham, TW2 7SL, 430m

Council tax band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Total floor area 107.5 m<sup>2</sup> (1,157 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.