



Staines Road, Twickenham, TW2 5JD
Guide Price £869,950

DBK
ESTATE AGENTS



Uncover the epitome of luxury living with this exceptional and breath-taking end of terrace home.

With an internal floor space of 1,540 sq.ft the property is perfect for any family seeking spacious and stylish living. Boasting FOUR bedrooms, a stunning reception rooms, a fully equipped kitchen with integrated appliances and living areas that are designed for both form and function, no detail has been overlooked.

Step outside and enjoy the unique beauty of the garden, which can be combined for a true outdoor paradise. The home offers convenient side gated access and off street parking, providing the ultimate in comfort and accessibility.

There is scope to further extend the property, subject to planning permission.

This property offers easy access to the A316 and M3 as well as transport links via Fulwell Station for those commuting to The City. There are an ample array of local amenities within a stones throw including Sainsbury's, Hampton Hill High Street and David Lloyd Gym. The property falls within the catchment for local reputable schools including Hampton Hill Junior School and Waldegrave School both scoring outstanding by OFSTED.

Key Features

- **Extended End of Terrace**
 - **Circa 1,540 Sq.ft**
- **Scope for Development (stpp)**
 - **Four Bedrooms**
 - **One Reception Room**
 - **Modern Kitchen**
 - **Three Shower Rooms**
 - **Front + Side Gardens**
 - **Off Street Parking**
- **Fulwell Station 0.9 miles**

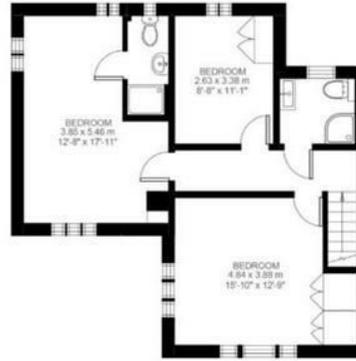




Staines Road TW2



Ground Floor



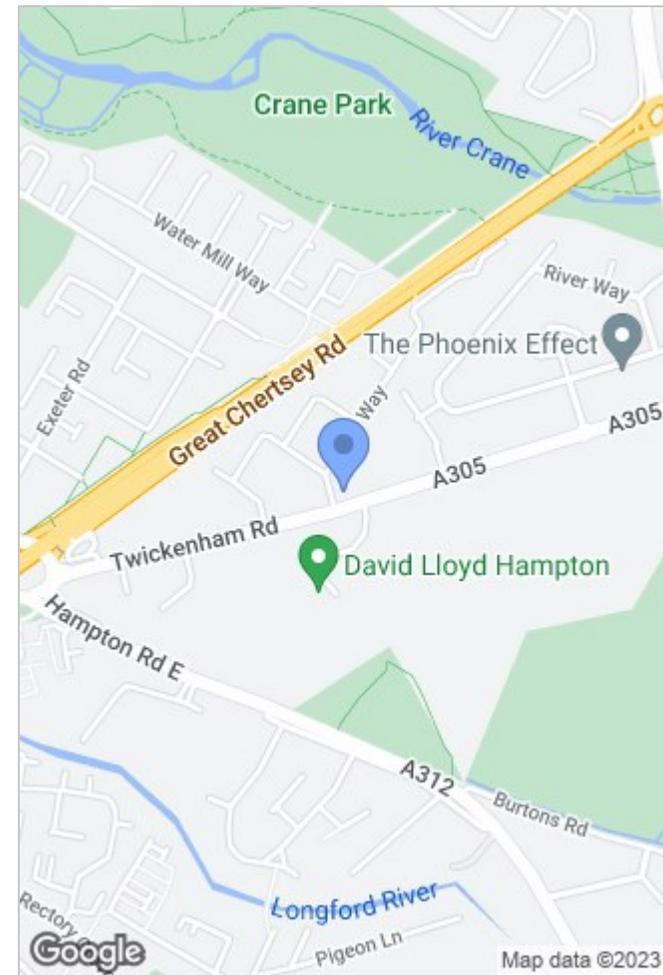
First Floor

Approximate internal area:

1540 ft² 143.03 m²

(EXCLUDING SHED)
SHED: 11.20 SQ.M / 121 SQ.FT
INCLUSIVE TOTAL AREA 154.23 SQ.M / 1660 SQ.FT

While all floor plans are measured to RICS recommended standards using state of the art measurement tools which measure the main dimensions of each room to within a centimetre, the accuracy of the overall floor plan, its measurements, representation and area are to be taken as a guide only and Cantell&co retain no legal responsibility for their accuracy. All plans are supplied as an estimated guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(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 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	