



**Manoel Road
Twickenham**

£650,000

ChaseBuchanan

Key Features

- Viewings accompanied by Chase Buchanan
- Well presented family home
- Bright, neutral décor
- Open plan reception room
- Modern fitted kitchen
- Three bedrooms. Two bath/shower rooms
- Good size garden with studio
- Off street parking
- Excellent schools nearby
- Popular location, close to amenities

Description

This three-bedroom family home is situated in a popular road within walking distance of Twickenham Green, Crane Park and some highly regarded schools.

The accommodation provides a living/dining room with a feature fireplace and a modern fitted kitchen with integrated appliances, plus a useful shower room/WC on the ground floor. Upstairs are three bedrooms and the family bathroom. The good size rear garden has a decked terrace and a large studio/garden room with power.

Well-presented throughout, with a bright neutral décor, double-glazed windows, engineered wood flooring, good storage options and the potential to extend into the loft (STPP). The front provides off-street parking.

Within easy access to Twickenham Green with a variety of shops, popular bars and restaurants and Crane Park with pleasant walks along the river. There are good transport links in the area, with Strawberry Hill & Twickenham stations both within easy access and regular buses into Richmond (District line tube) and Kingston. And a short drive to the M3, with access to the M25/M4 and Heathrow Airport. Some excellent schools are nearby, both private and state-run, including Bishop Perrin C of E School & Waldegrave School, both rated 'outstanding' by Ofsted.

To arrange a viewing, please call the vendors' sole agent Chase Buchanan.





Manoel Road TW2

Approx. Gross Internal Floor Area
97.5 Sq M - 1050 Sq Ft

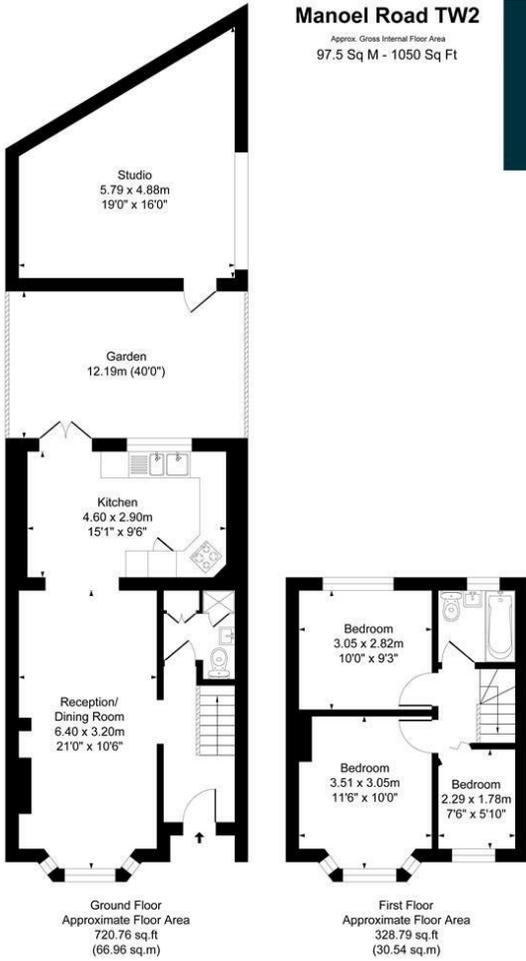


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

For more information or to book a viewing, please contact:

020 8744 0101

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Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	89		
	71		
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	