



£375,000

Situated on the ever popular Hamilton Road, a short distance from Twickenham Green, is this beautifully presented two bedroom Victorian cottage.

The property is presented in excellent condition throughout and comprises an open plan double reception/dining room with solid wood floors leading onto the modern fitted kitchen. There is also a small conservatory to the rear leading onto the private walled patio garden.

To the first floor there are two double bedrooms and family bathroom.

Hamilton Road is located just moments from Twickenham Green and town centre providing easy access to all the local amenities and highly regarded local schools.

Viewings are strictly by appointment only and to arrange a viewing please contact the vendors' sole agents Chase Buchanan to avoid missing out on this opportunity.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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		55	75
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			