



## 16 Laurel Avenue TWICKENHAM, TW1 4JA

A Victorian end of terrace cottage situated in a conservation area of central Twickenham close to local shops, restaurants, cafes and BR station. This property is presented in good decorative order three bedrooms, family bathroom, ensuite shower room, fitted kitchen, lounge/dining room and conservatory. The property also benefits from gas central heating and secluded South facing rear garden and is offered unfurnished.



**CENTRAL TWICKENHAM**

**TWO BATHROOMS**

**GOOD DECORATIVE ORDER**

**THREE BEDROOMS**

**CONSERVATORY**

**SOUTH FACING GARDEN**

**Monthly Rental Of £1,895**

**ENTRANCE HALL**

Single radiator. Meter cupboard. Archways to:-

**LOUNGE/DINING ROOM: 27' 8" x 10' 0" (8.43m x 3.05m)**

Low voltage ceiling lighting. Double glazed front aspect bay window. Two single radiators. Feature stone fire surround and ornamental fire recess. Cable T.V.point. Double dimmer switches. French doors to:-

**CONSERVATORY: 14' 4" x 8' 0" (4.37m x 2.44m)**

Double glazed rear aspect windows and double glazed doors to rear garden. Storage units with washing machine. Wall mounted electric heater. Three wall light points.

**KITCHEN: 11' 0" x 7' 0" (3.35m x 2.13m)**

Low voltage ceiling lighting. Rear aspect window and door to conservatory. Marble tiled walls and floor. Granite worksurfaces with drawer under and stainless steel 1 1/2 bowl sink unit with mixer tap. Range of eye and base level units. Fitted stainless steel oven and hob with extractor fan above. Integrated fridge freezer. Fitted dishwasher. Wall mounted combination boiler.

**STAIRS TO FIRST FLOOR LANDING:**

Low voltage ceiling lighting. Stairs to second floor. Doors to:-

**BEDROOM TWO 14' 6" x 9' 4" (4.42m x 2.84m)**

Low voltage ceiling lighting and covered ceiling. Double glazed double aspect windows. Double radiator and cable T.V.point. Storage cupboard and Wardrobe.

**BEDROOM THREE: 10' 7" x 8' 7" (3.23m x 2.62m)**

Coved ceiling. Rear aspect window and single radiator under.

**BATHROOM:**

Low voltage ceiling lighting. Rear aspect window with single radiator under. Suite comprising low level w.c, pedestal wash hand basin and panel enclosed bath. Marble tiled walls and flooring.

**STAIRS TO SECOND FLOOR:-**

**BEDROOM ONE: 17' 2" x 12' 2" (5.23m x 3.71m)**

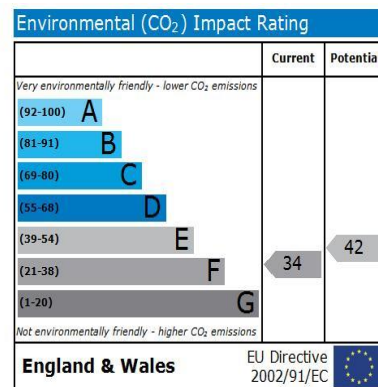
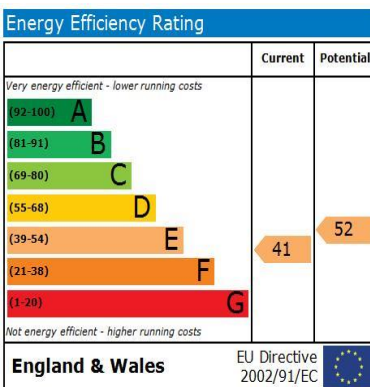
Low voltage ceiling lighting. Front aspect velux window. Rear aspect window with single radiator under. Eaves storage cupboard. Wardrobe. Double dimmer switch.

**ENSUITE SHOWER ROOM:**

Low voltage ceiling lighting. Rear aspect window and single radiator. Suite comprising of low level w.c, wash hand basin and shower cubicle with electric power shower and folding shower door. 3/4 tiled walls.

**REAR GARDEN:**

South facing garden with paved patio area. Mainly laid to lawn with mature shrub borders. Panel enclosed fencing with gated side access. Outside tap. Garden shed.



**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

