





# Heathcote Road, TW1

## £1,625,000

A substantial five bedroom semi-detached family house with highly adaptable living space set over three floors. The house has extensive off-street parking and also a large rear garden with an annexe.

SNELLERS
ESTATE AGENTS



The ground floor offers a welcoming open plan reception room and spacious kitchen/dining area, along with a utility room and W/C. Upstairs, there are four bedrooms along with a family bathroom, while the top floor provides a fantastic fourth bedroom with a further en-suite. The layout offers excellent flexibility for family life, with good sized rooms throughout. To the rear, the private garden provides a wonderful outdoor space and leads to the impressive self-contained one-bedroom annex, complete with a fully integrated kitchen and modern bathroom, ideal for guests, older children, family or those working from home.

Heathcote Road is ideally positioned for the best of the area, with the village's popular shops, cafés and restaurants close by. St. Margarets station is also within easy reach, alongside Marble Hill Park, the River Thames and highly regarded local schools.




LOVE




Total area (approx.): 196.8 sq. m (2118.4 sq. ft)
Garden House area (approx.): 36.2 sq. m (389.7 sq. ft)
External Storage area (approx.): 1.8 sq. m (18.4 sq. ft)
(Excluding Eaves & Void)



Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.