

Watcombe Cottages

Kew, TW9



www.andrewnunnassociates.co.uk

Watcombe Cottages

£925,000 Freehold

Description

An absolutely charming, 2-bedroom, Victorian cottage forming part of this highly desirable row of properties, found just off Kew Green behind Kew Pond and being a stone's throw of the river Thames. Watcombe cottages is a quiet cul-de-sac leading down to the Thames footpath and this particular home is well located within the terrace, benefitting from a larger than average garden. Retaining much of its original charm and character, the ground floor of this accommodation comprises entrance lobby, spacious double reception room with stone fireplace, bay window and patio doors leading out to the garden, plus fully fitted and extended kitchen with integrated appliances and door to garden. There is potential to extend into the side return (subject to the necessary consents). On the first floor are two double bedrooms and a bathroom. There is access to the loft space from the first-floor landing, which could be developed further into a study/studio with rear facing velux rooflights (subject to the necessary consents). Outside is a 55' garden benefitting from new fencing to its entirety, paved and with raised flower beds. The property is only a short walk from Kew station (District Line), Kew Bridge Station (Overground Line), The Royal Botanical Gardens and the local shops. For the motorist access to both the M3 and M4 is quick and simple. Freehold. No onward chain.



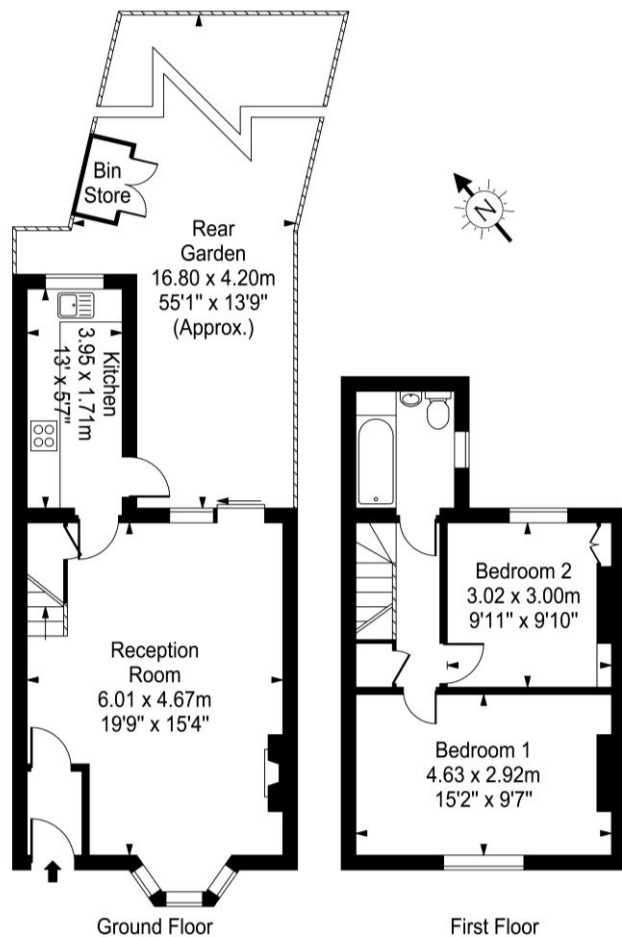


Key Features

- | 743 sqft / 69 sqmt
- | Just off Kew Green
- | Close to River Thames
- | Quiet and residential cul-de-sac
- | Simply charming, 2-bedroom cottage
- | Larger-than-average garden
- | Potential to extend (subject to necessary consents)
- | Walking distance of Kew station and Kew Bridge station
- | Easy access to M3/M4 motorways
- | No onward chain
- | Freehold

Watcombe Cottages

Approx. Gross Internal Area
69 Sq M - 743 Sq Ft



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.
Floor plan by www.frameworkphotos.co.uk

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Approximate Gross Internal Area = 69 sq mt / 743 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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66 South Parade, Chiswick, W4 5LG
020 8995 1500 | sales@andrewnunnassociates.co.uk

www.andrewnunnassociates.co.uk

