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Talbot Road
Twickenham | Middlesex

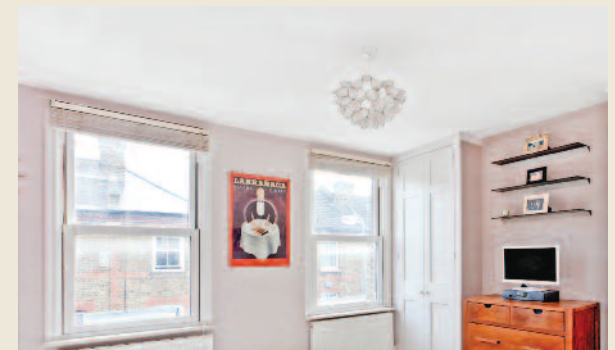
Talbot Road

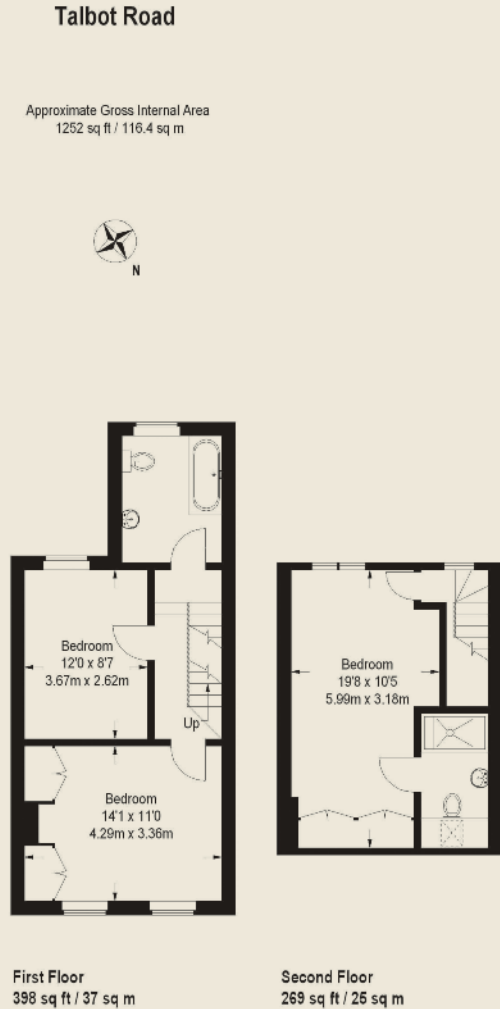
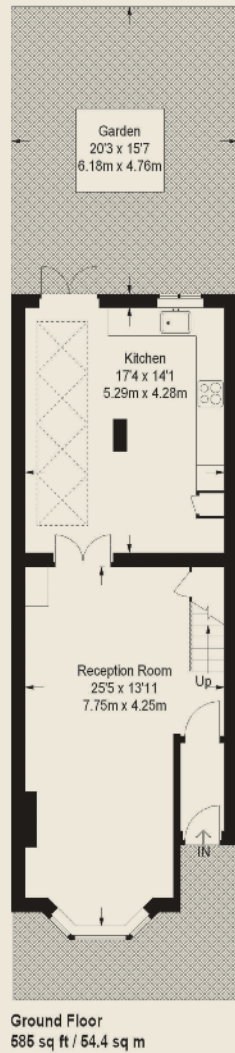
This delightful 1880's detached property, originally built for the foreman of the old electricity works, has been tastefully extended to the rear to provide ample open plan living space and into the loft to offer a generously proportioned master suite.

The ground floor comprises of a large through-lounge with a solid oak floor, flowing into a large eat-in kitchen with granite work tops and a slate floor which is bathed in light from the large skylight. The living area opens out with double doors to a west-facing easily maintained patio garden, perfect for entertaining. On the first floor is a large double bedroom with built in wardrobes either side of the chimney breast and a further double bedroom as well as a high-specification good sized family bathroom with over-bath shower and underfloor heating. On the top floor is the master suite with great views over Twickenham. Unlike most attic conversions, this has a surprising amount of head room making it feel just as spacious as the rest of the house, with ample storage and an en-suite shower room

Immaculately presented throughout and positioned close enough to the hub of town to not be isolated but far enough away to remain a sanctuary for its owners, the property would suit young families and professionals alike.

- Detached period family
- Three Bedrooms
- Two bathrooms (one en-suite)
- Open plan kitchen dining room
- Slated patio garden
- Beautifully presented
- Over 1200sq ft
- No onward chain





For illustrative purposes only. Not to scale.
Floorplan created by FRESH PHOTO HOUSE.

SAP
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Energy Performance Certificate

Dwelling type: Semi-detached house **Reference number:** 8587-7324-0730-1718
Date of assessment: 18 April 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 18 April 2013 **Total floor area:** 108 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,690
Over 3 years you could save	£ 1,212

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 171 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 10px; text-align: center; width: 50px; margin: 0 auto;"> You could save £ 1,212 over 3 years </div>
Heating	£ 3,060 over 3 years	£ 2,109 over 3 years	
Hot Water	£ 324 over 3 years	£ 198 over 3 years	
Totals	£ 3,690	£ 2,478	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-10) **G**

Not energy efficient • higher running costs

Current	Potential
51	75

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 768	✔
2 Low energy lighting for all fixed outlets	£55	£ 111	✔
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 255	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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