



- Semi-detached house
- Four double bedrooms
- Cul-de-sac location
- Excellent transport links

Linden Grove, Teddington

A beautiful and charming four bedroom Victorian semi-detached family home in a sought after location within easy reach of Teddington town centre offered to the market without a chain.



Property Description

A beautiful and charming four bedroom Victorian semi-detached family home in a sought after location within easy reach of Teddington town centre. The property is set over three floors and comprises of a charming bay fronted reception room with feature fireplace, a bright and spacious open plan kitchen/dining/living room with bi-fold doors opening to enclosed private garden. There is also a downstairs W/C. The first floor has three double bedrooms and two bathrooms, one of which is en-suite. The third floor has a double bedroom, an excellent storage area and a separate small home office.

Location

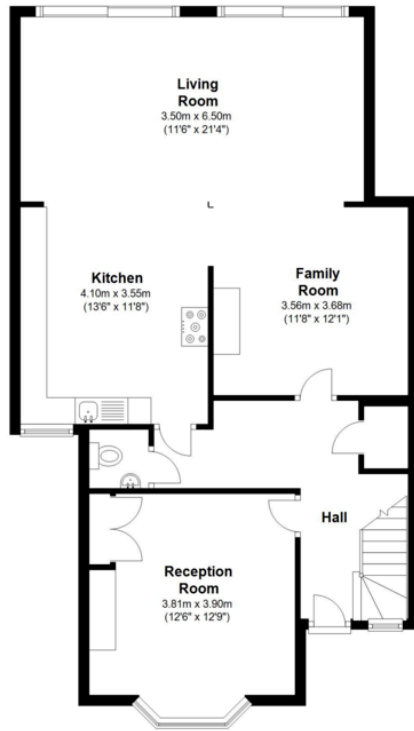
Linden Grove is a small cul-de-sac located off Waldegrave Road, a short walk from Teddington High Street with its excellent shops, restaurants and cafes. Excellent transport links are located in the area with bus routes connecting you to Richmond, Kingston and Hammersmith, whilst Teddington mainline station is within easy reach connecting London Waterloo. The River Thames is also close by along with some outstanding local schools.





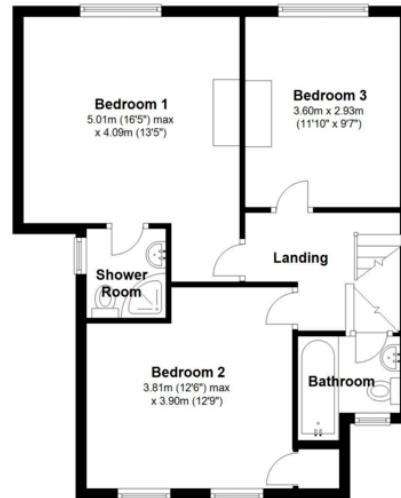
Ground Floor

Approx. 81.3 sq. metres (874.9 sq. feet)



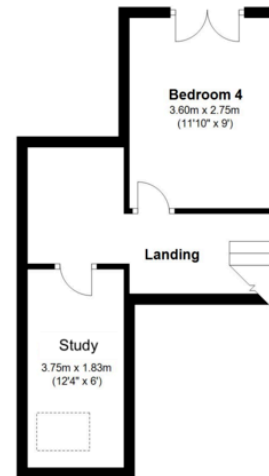
First Floor

Approx. 55.8 sq. metres (601.1 sq. feet)



Second Floor

Approx. 25.7 sq. metres (276.3 sq. feet)



Total area: approx. 162.8 sq. metres (1752.4 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Address:
Linden grove

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| (1-20) G | | | |
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| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements