

# SNELLERS

ESTATE AGENTS



**Cromwell Road, TW11**

**£1,395,000**

A fantastic townhouse offering almost 2,400 sq ft of well proportioned living space set over three floors and having the benefit of a large south facing rear garden. The house is situated in an enviable location, just a few moments from Collis Primary school and just a short distance from both Teddington High Street and mainline station with its excellent service to London Waterloo.



On the first floor there is an entrance hall, and this leads into the kitchen to the front of the house. The kitchen has a range of high quality contemporary style units and granite countertops. There is space for a breakfast table and chairs here too. Adjoining the kitchen is a galleried dining room which looks into the reception room. The reception room is an elegant room and has a period style cast iron fireplace with hearth and glazed French doors leading into the garden room. The garden room is built in the style of a conservatory, and has excellent views over the rear garden and glazed French doors leading outside.

On the second floor, there are two generous double bedrooms both of which have fitted wardrobes and en suite bathrooms. On the top floor there are a further two double bedrooms both having fitted wardrobes.

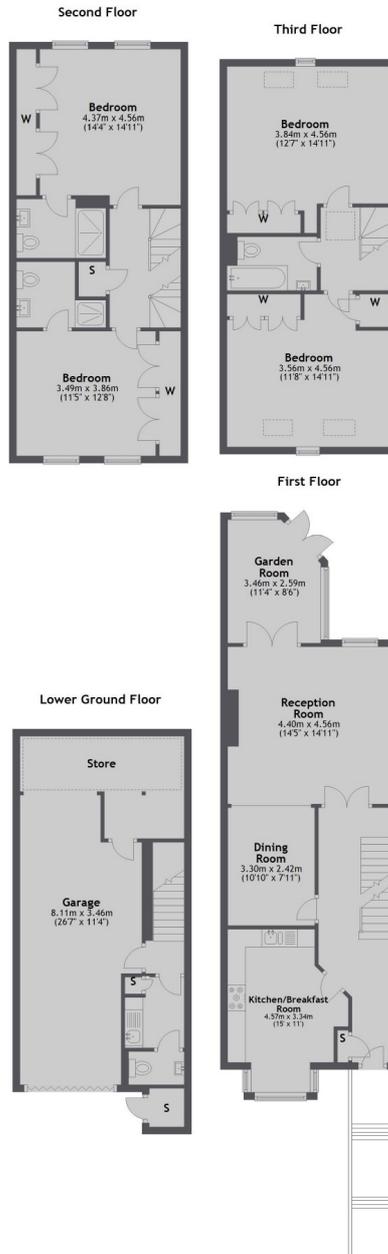
On the lower ground floor there is a garage with off street parking, and also a utility room as well as a cloakroom with WC. Externally, there is a gorgeous south facing rear garden with many mature trees and shrubs and this is lawned with a paved terrace to the house itself.

The house is ideally situated just 0.3 miles from Teddington mainline station and the High Street with its fantastic range of shops, bars and restaurants is just a little further. The area is well served by well regarded local schools and Collis Primary school is almost literally on the doorstep.



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Total area: approx. 208.8 sq. metres (2247.4 sq. feet)

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