

# SNELLERS

ESTATE AGENTS



**Langham Road, TW11**

**£1,400,000**

A four bedroom semi-detached period family house situated in a highly desirable central Teddington location. The house offers 2,200 sq.ft of living space over three floors and has a rear garden and off-street parking.



On the ground floor there is an entrance hall with a downstairs cloakroom. At the front of the house there is an elegant reception room with period fireplace and sash windows. There is a second reception room with period fireplace and folding doors leading into a conservatory. The kitchen has a range of fitted units with granite countertops and a window looking into the conservatory. There is a useful utility room. The period style conservatory has fantastic views over the rear garden and is a superb place to relax and spend time with the family.

On the first floor there are three double bedrooms and two bathrooms and on the top floor there is a fourth bedroom with extensive eaves storage cupboards.

Externally, to the front of the house there is off street parking for two cars, and to the rear there is a lovely 'country style' garden which has a terrace to the house itself and the remainder planted with flowers and shrubs. There is side pedestrian access leading to the front garden.

Langham Road is just off Teddington High Street and under half a mile from Teddington mainline station with its fast transport links into London Waterloo. This road's location gives a fantastic catchment area for two of Teddington's popular private and state schools including Collis Primary School and Teddington Secondary School.



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TOTAL APPROX. FLOOR AREA 2214 SQ. FT. (205.7 SQ. M.)

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