

# SNELLERS

ESTATE AGENTS

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**Church Road, TW11**

**£995,000**

A beautifully presented semi-detached four bedroom Victorian family house, with spacious living accommodation set over three floors in a superb central location close to central Teddington and also within the catchment area to St. Mary's & St. Peters School.





On the ground floor there is a wide entrance hall with built in cupboards. The elegant double reception room has a bay window to the front with 'plantation shutters', and glazed French doors leading onto the rear garden. The kitchen/dining room offers plenty of space for entertaining and has doors leading onto the garden too.

On the first floor there are three double bedrooms and a shower room with WC. On the top floor there is a large 'L' shaped master bedroom with a second bathroom.

Externally there is a pretty rear garden with a patio to the house itself and the remainder being laid to lawn. There is the opportunity to further extend the kitchen into the 'side return' subject to the usual consents.

The house is situated just a few moments from the town centre with its wide range of shops, restaurants and bars as well as being in the catchment area for St. Mary's and St. Peters School. Teddington mainline station is just 0.3 miles away.

- Four Bedrooms • Double Reception Room • Kitchen/Diner •
- Two Bathrooms • Delightful Garden • Potential To Extend (STPP) •

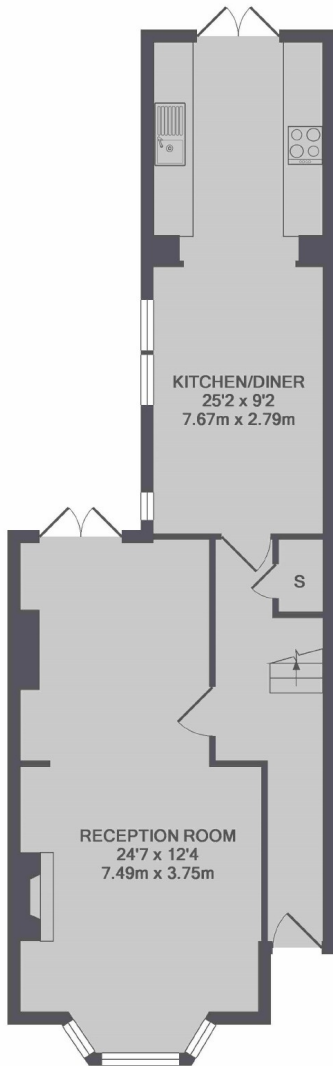




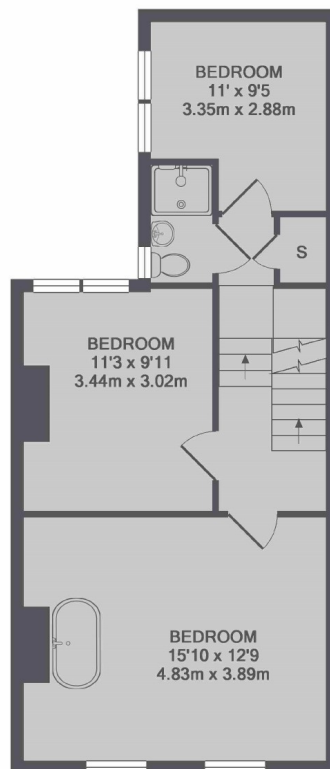


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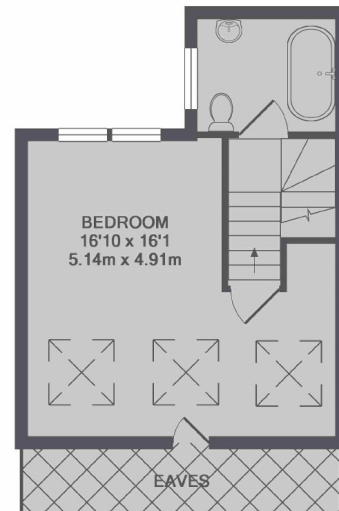
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1423 SQ.FT. (132.2 SQ.M.)

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Energy Rating: D We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order