

# SNELLERS

ESTATE AGENTS

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**Kingston Road, TW11**

**£1,150,000**

A beautifully presented five bedroom period family house situated in a highly convenient location between the river Thames and Teddington station. The house offers over 1,700 sq.ft of immaculately presented living space set over three floors and has a delightful garden with garage.





On the ground floor there is an entrance hall with built-in storage. At the front of the house there is an elegant reception room to the front, which has wood flooring, period fireplace, cornicing and picture rail. There is an adjoining dining room which also has wood flooring, glazed French doors leading onto the garden and fitted bookshelves. At the rear of the house there is a kitchen/breakfast room with extensive fitted units at eye & base level. There is space for a dining table & chairs and there are doors onto the rear garden.

On the first floor there are three generous double bedrooms, all of which have fitted wardrobes. There is a family shower room too. On the top floor there are a further two double bedrooms and a large family bathroom.

Externally there is a delightful rear garden which has an area of decking and the remainder which is laid to lawn and have flower/shrub beds. At the bottom of the garden there is a single garage which has rear access.

The house is situated just over half a mile from Teddington railway station and the High Street with its fantastic shops, bars and restaurants are just a little further. The immediate area is well served by highly regarded state and private schools.

- Two Receptions • Kitchen/Dining Room • Five Bedrooms •
- Two Bathrooms • Delightful Garden • Garage •

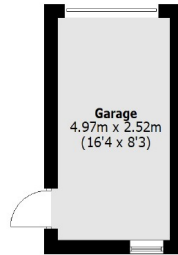






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(Not Shown In Actual  
Location / Orientation)



Ground Floor

First Floor

Second Floor

Total area (approx.): 160.9 sq. m (1,731.9 sq. ft)  
(Excluding Eaves)  
Garage area: 12.5 sq. m (134.5 sq. ft)

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