

# SNELLERS

ESTATE AGENTS



**Broom Road, TW11**

**£1,150,000**

An incredibly light and airy four bedroom contemporary townhouse offering over 1,900 sq ft of living space set over three floors. The house has the advantage of a secluded garden, garage with off-street parking and the further benefit of no forward chain.





On the ground floor there is a wide hallway with cloakroom, and there is a door into the garage. At the rear of the house and overlooking the garden is an open plan kitchen/family/dining room. This is a bright room and has glazed French doors leading onto the rear garden. This room has a range of contemporary style kitchen units with an island for informal dining. There is oak flooring in here, and plenty of space for a dining table & chairs and for your family to sit and relax.

On the first floor there is a formal reception room which has a deep bay window. This is a bright, elegant room. On this floor there is a bedroom which has fitted wardrobes and an en-suite bathroom. On the top floor there are a further three bedrooms, all of which have built-in wardrobes and there is a family bathroom too.

Externally, there is a pretty paved rear garden, which has rear pedestrian access. At the front of the house there is a driveway offering two off-street parking spaces and there is a garage which has a personal door into the hallway. It is worth noting that the house next door has converted the garage to a habitable room, so with the usual consents this would be possible.

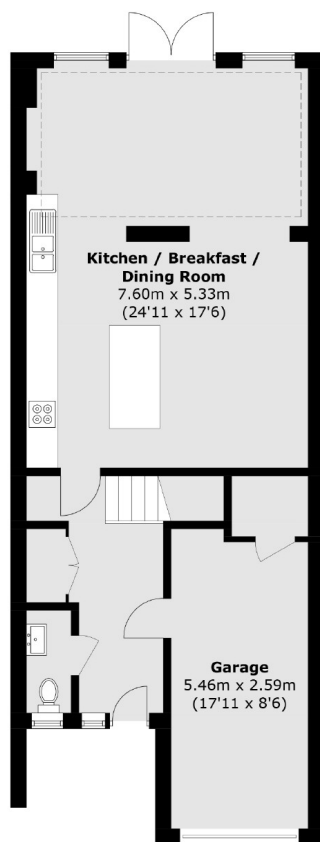
The house is situated in an enviable location, equidistant from both Hampton Wick and Teddington train stations. The house is situated close to the river Thames, and there are several highly regarded schools nearby.



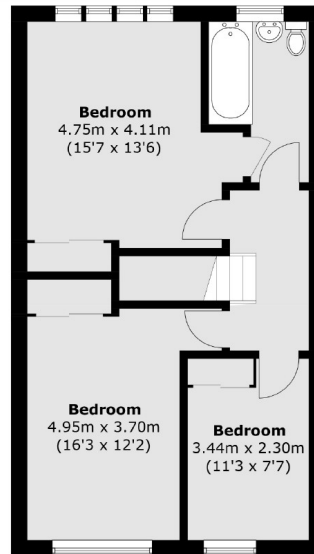


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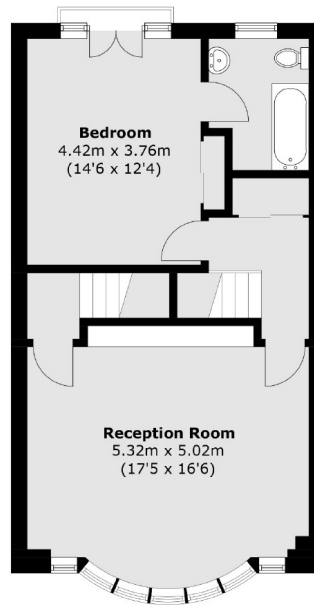
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**Ground Floor**



**Second Floor**



**First Floor**

Total area (approx.): 178.7 sq. m (1,923.4 sq. ft)

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