



Websters
estate agents

Avenue Road, Teddington

Viewings from Saturday 7th Feb with Best and Final offers on Monday 2nd March.

Fabulous Arts and Crafts style, semi detached 4 bedroom house in an extremely desirable Teddington location just 150 metres from beautiful Bushy Park and only 0.2 miles from Teddington train station.

This splendid family home offers 2812 sq ft of well balanced living space over 2 floors (with 800 sq ft of useable space in the current loft), an in/out driveway, detached garage and a large rear garden with side access. With potential to extend to the side/rear and loft convert (subject to planning permission and building regulations) and create a stunning high specification bespoke home.

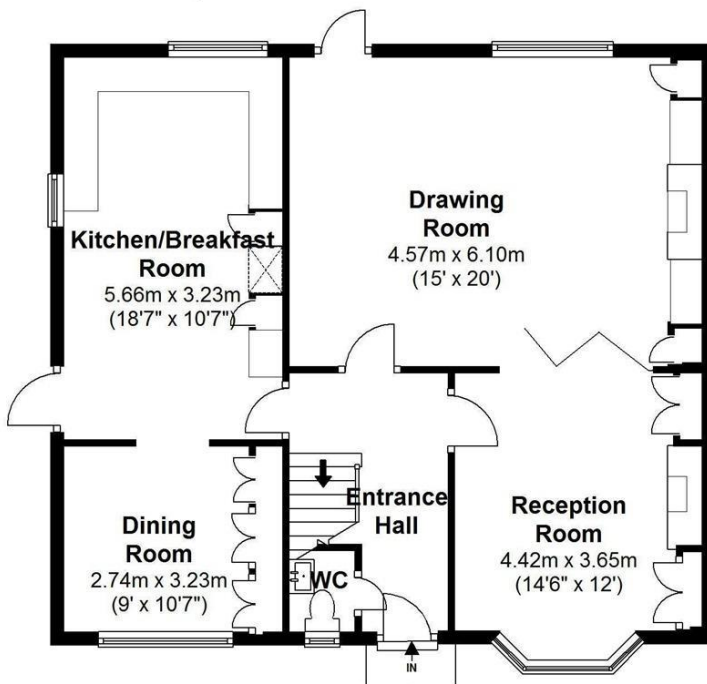
The large entrance hallway leads to w.c, the front living room and rear living room (with interconnecting folding doors) and the modern fitted kitchen/breakfast room with an opening to the dining room. Doors in the kitchen and rear living room open onto the lovely 80 ft west facing garden. On the first floor are 4 double bedrooms, a superb family bathroom and a luxury wet room. A pull down ladder leads up to the loft space - with boarded floors and split into 3 adaptable rooms/storage areas.

Situated only 0.4 miles from Teddington town centre and within 1 mile of the most popular schools in Richmond Borough. EPC Rating D

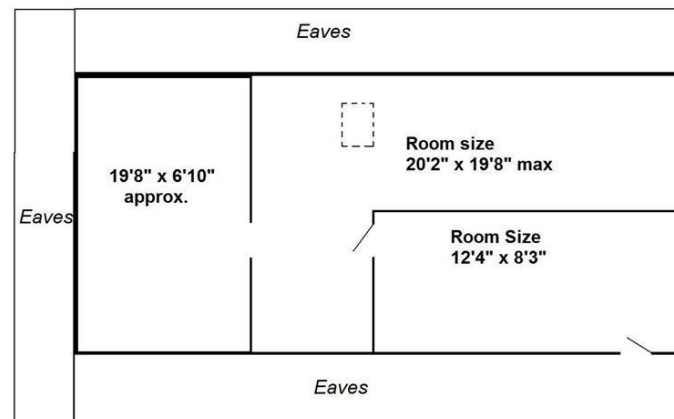
- Superb Semi Detached Family Home
- 150 Metres from Bushy Park in Teddington
- 4 Bedrooms and 2 Bathrooms
- Potential to Extend and Loft Convert (stpp)
- Currently 2812 Sq Ft (including loft rooms)
- Pretty 80ft West Facing Garden



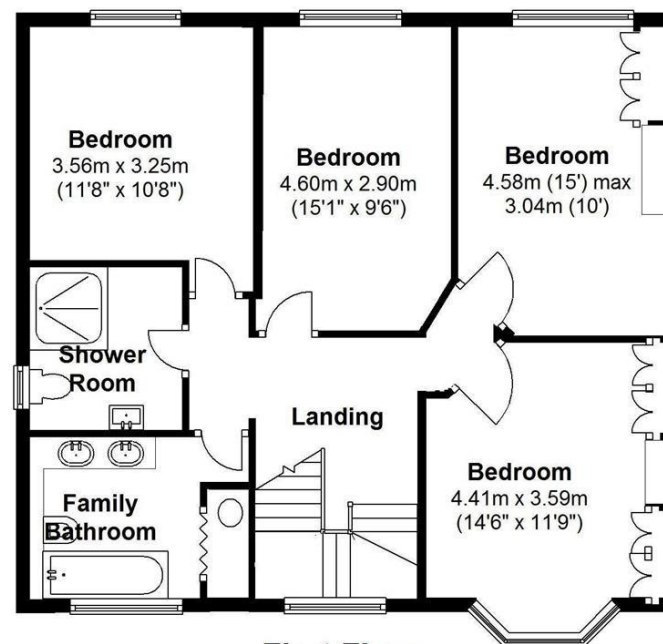
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Ground Floor



Existing Loft Layout



First Floor

Total Floor Area approx. = 2,812 Sq.Feet (261 sq.metres) *Incls. Existing Loft Layout*

Total Floor Area approx. = 2,012 Sq.Feet (186.92 sq.metres) *...Excls.Loft*

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