



Websters
estate agents
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mywebsters.co.uk
For Sale

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Avenue Road, Teddington, TW11 0BT

Viewings by appointment from Saturday 6th February.

Semi Detached 5 bedroom family home in a highly regarded Teddington location with a shared driveway, garage, west facing garden and stunning home office. Situated 150 metres from Bushy Park and 0.2 miles from Teddington train station.

Immaculately presented throughout, with pleasing light neutral décor. This stunning home has been extended at the rear, loft converted and refurbished to an excellent standard to provide a very well balanced 1755sq ft of living space over 3 floors. With a shared driveway leading to the garage and a front garden which may have potential to become a parking space (subject to LBRUT approval).

Entrance hallway leads to the bay fronted living room, w.c and the stylish fully fitted kitchen/dining/family room with a separate utility area. Folding doors open onto the lovely 70ft west facing garden with side access to the powered garage. At the end of the garden is a superb newly built home office with built in storage, internet access, underfloor heating and double glazing.

On the first floor are 3 bedrooms the master with en-suite shower facilities, the luxury family bathroom and stairs up to 2 further bedrooms and a shower room.

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

- Semi Detached Family Home
- 5 Bedrooms and 3 Bathrooms
- Less than 150 Metres from Bushy Park
- Extended and Loft Converted to 1755 Sq Ft
- Kitchen/Breakfast/Family Room
- West Facing Garden with Home Office and Garage
- 0.2 Miles from Teddington Train Station





GROUND FLOOR

AVENUE ROAD, TW11

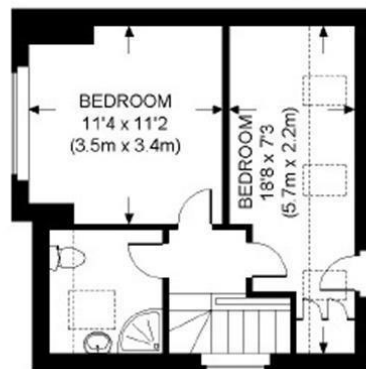
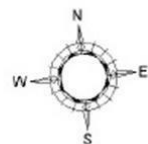
APPROXIMATE INTERNAL AREA

TOTAL = 1755 SQ.FT. (151.1 SQ. M.)

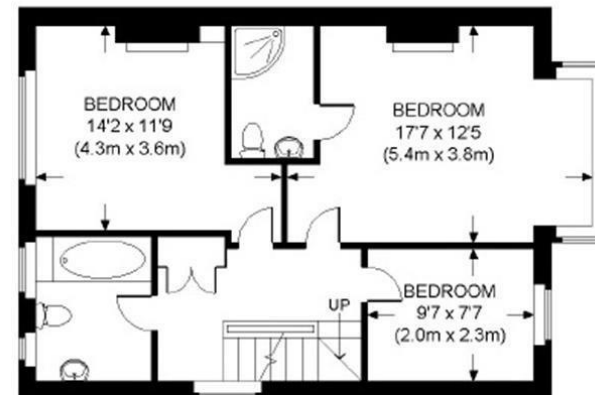
REDUCED HEIGHT AREA = 59 SQ. FT. (5.5 SQ. M.)

EXTERNAL GARAGE AREA = 133 SQ.FT. (12.4 SQ. M.)

HOME OFFICE = 129 SQ FT (12 SQ M)



SECOND FLOOR



FIRST FLOOR

a Websters Estate Agents 36 Broad Street, Teddington, Middlesex TW11 8QY

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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

