



Avenue Road, TW11

A substantial three/four bedroom semi-detached house with potential to extend (STPP).

ESTATE & AGENT

— Tailored, local and personal —

Avenue Road, Teddington, TW11

£1,495,000 Guide Price Freehold

A rare and exciting opportunity has arisen to purchase a three/four bedroom, semi-detached house in Teddington with gardens, drive and garage with potential to extend. The property is located on a highly sought-after street in Teddington, moments from Royal Bushy Park and offering convenient access to Teddington High Street and Teddington Station.

The accommodation offers approximately 1691 sq. ft / 157 Sq M (inc. garage) and briefly comprises: entrance porch via a front door with stained leaded glass and stained leaded glass side windows, hallway with stairs to first floor, illuminated by stained glass windows, ground floor W.C., a double aspect lounge leading onto a conservatory, kitchen with fitted wall and base units, a spacious dining room with door leading to conservatory, a rear vestibule leading onto a snug/bedroom four, garage and door to rear garden.


To the first floor, there is a light and airy landing with bay window with leaded stained glass, loft access via stair/ladder, master bedroom to the front of the property, a spacious second bedroom and a third bedroom, bathroom and a separate W.C. Externally to the front of the property there is a mature garden with lawn, trees and shrubs, driveway for 2-3 cars providing off-street parking leading onto a single garage. To the rear of the property there is a west facing mature private garden providing an enjoyable outside space.

The property has the potential for a loft conversion (STPP) and rear extension (STPP). Avenue Road is conveniently located in Teddington with a variety of local shops, amenities, transport links, and good schools close by. Trains to London Waterloo from Teddington Station run in approximately 35 minutes. Viewing comes highly recommended.



- A substantial three bed semi
- Potential to extend (STPP)
- Potential for loft extension (STPP)
- Off-street parking and garage
- Substantial west facing garden
- Attractive stained-glass windows
- Moments from Royal Bushy Park
- Walking distance to Teddington



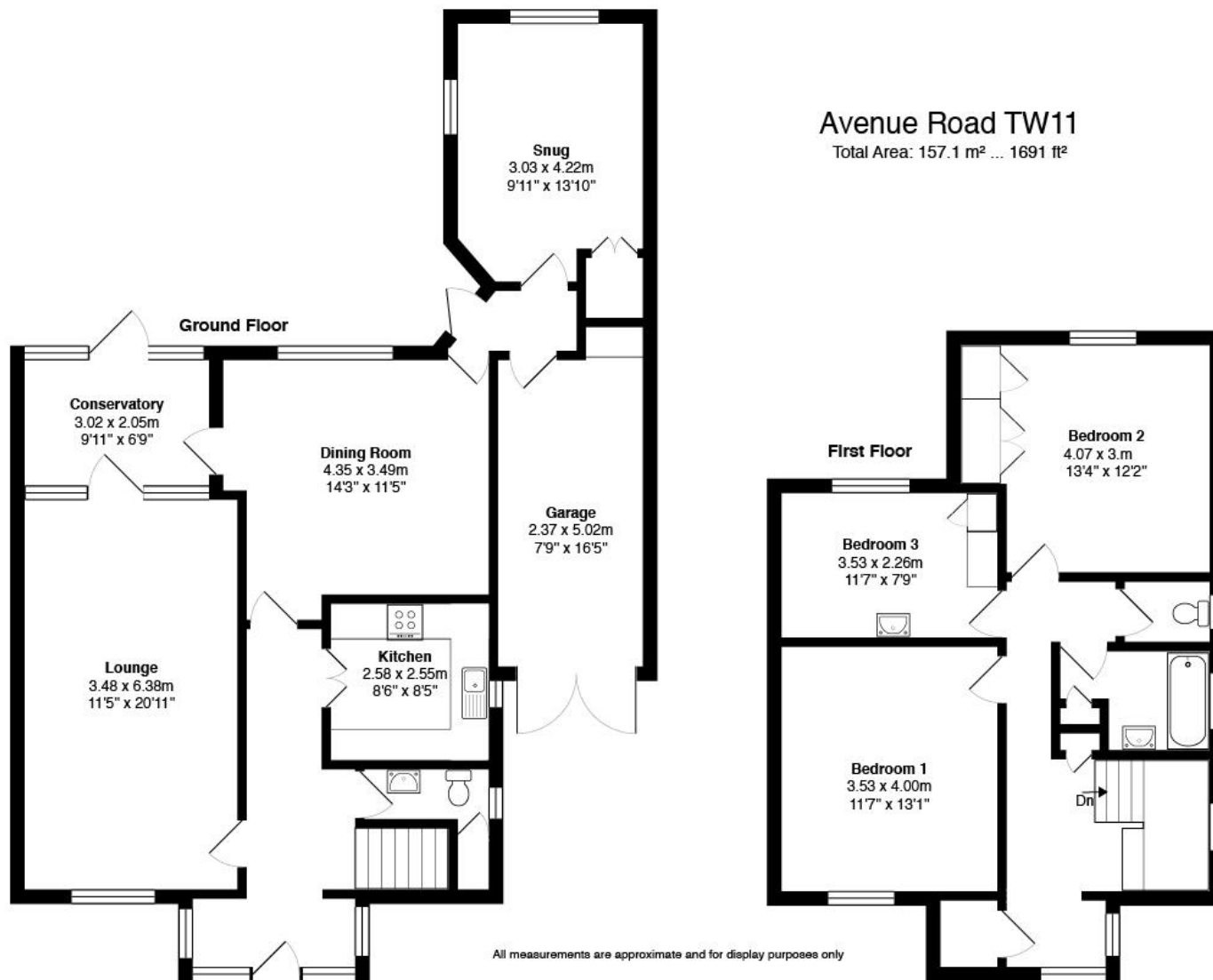
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Viewing strictly by
appointment via
Estate and Agent

Avenue Road TW11

Total Area: 157.1 m² ... 1691 ft²



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