



## Clifton Road, Teddington, TW11

A charming three bedroom, 2.5 bathroom, two reception room, end terrace house.

ESTATE & AGENT

— Tailored, local and personal —

## Clifton Road, Teddington, TW11

### Guide Price £900,000 Freehold

We are delighted to bring to the market this charming three bedroom, 2.5 bathroom, two reception room, end terrace house. The welcoming and homely accommodation briefly comprises: entrance hallway with stairs leading to first floor, a cosy front reception room with bay window, shelves and fitted cupboards to alcove and a period style featured fireplace. A dining room with shelves to alcove and a period style feature fireplace, ground floor w.c. and an extended breakfasting kitchen comprising fitted and wall base units with an integrated double oven and hob, breakfast bar, plumbing for washing machine and dishwasher, and finally a door leading onto the private rear garden.

To the first floor, there is a landing area, a double bedroom to the front of the property, a second bedroom - currently used as a home office, and a contemporary shower room/w.c. with white suite, attractive tiling and large walk-in shower. To the second floor there is a loft conversion providing a master double bedroom with built in wardrobes, eaves storage and an adjoining contemporary bathroom/w.c. with white suite and attractive tiling.

Externally the property benefits from a front garden area and to the rear of the property there is a private enclosed courtyard garden with sunny aspect providing an enjoyable outside space benefitting from rear access - ideal for dining alfresco and entertaining in the warmer months. The property benefits from gas fired central heating via a combination boiler.

Clifton Road is conveniently located in sought after Teddington providing access to a variety of local independent shops and amenities and transport links. Good and outstanding schools are also on hand as is Royal Bushy Park and Fulwell Golf club. Viewing comes highly recommended. EPC: D, Richmond Council Tax Band: E.

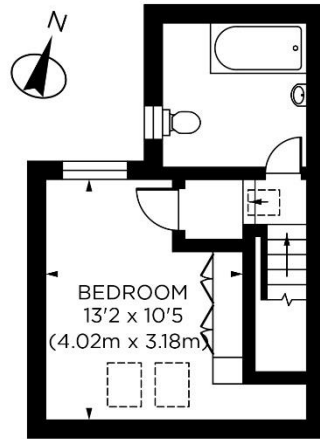
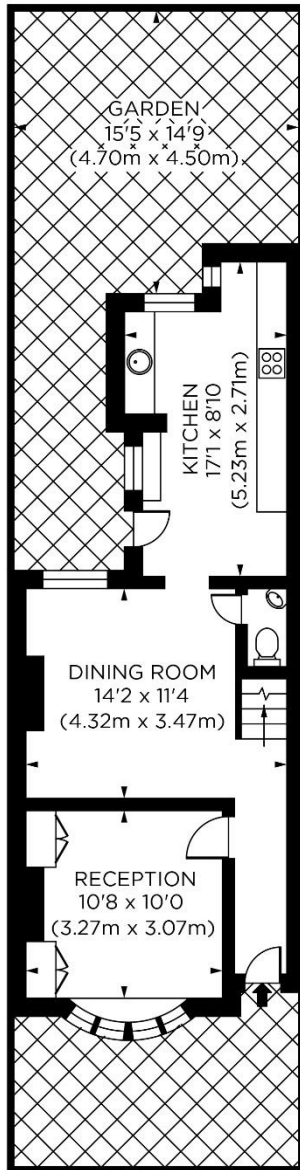


- Two reception rooms
- 2.5 bathrooms
- Three bedrooms
- Private garden
- Spacious kitchen
- Ground floor W.C.
- End terrace
- Pleasant street
- Characterful property

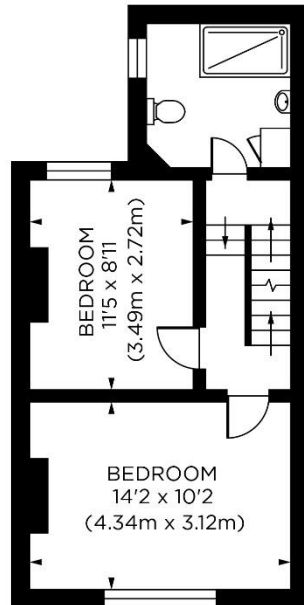


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		68	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





SECOND FLOOR



Viewing strictly by  
appointment via  
Estate and Agent

CONTACT

Estate and Agent  
Hampton Wick  
Kingston Upon Thames  
KT1 4AY

david@estateandagent.com

Open Hours-  
Monday to Friday 8am - 7pm  
Saturdays 9am - 5pm  
Sundays 10am - 4pm

0208 914 7884

www.estateandagent.com

Estate and Agent wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as guide only; any floor plan or map is for illustrative purposes only. Estates IT, for themselves and for the vendors or lessors of this property whose agents they are given that the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Estate & Agent has any authority to make or give any representation of warranty in relation to this property.