



Atbara Road, Teddington

TW11

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

# Five bedroom period family home in one of the river roads EPC:D

Hamptons International

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Entrance hallway | connecting front and rear reception rooms | kitchen/breakfast room | conservatory | cloakroom | four double bedrooms | family bathroom | shower room | study/bedroom 5 | rear garden with work from home office/annex | no onward chain

**Offers in excess of £1,150,000 Freehold**

## Description

A very well presented semi-detached Victorian family home located in one of Teddington's popular "River Roads".

Providing nearly 2,100 sq. ft. of accommodation arranged over three floors and offering a number of original, period features, the ground floor consists of a through reception room, modern kitchen/breakfast room, conservatory and a downstairs cloakroom. To the first floor there are two double bedrooms, a family bathroom and a study/bedroom five whilst the top floor provides a further two double bedrooms and smart shower room. Throughout the house, there is excellent built in storage.

To the rear of the property there is a secluded landscaped garden with a useful work from home office/annex. There is also a useful side passageway giving access to the front of the house.

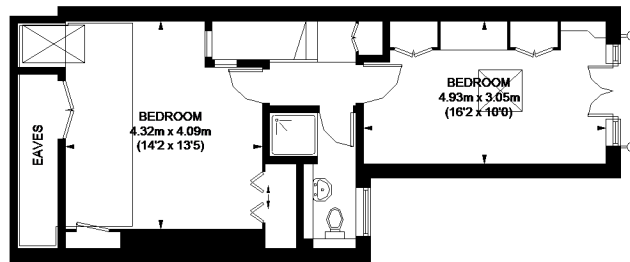
## Location

Atbara Road is a turning off Broom Road and Kingston Road. Situated within close proximity to both Teddington and Hampton Wick railway stations, which provide a regular service to London Waterloo. The local schooling is exceptional with many renowned private and state schools. Extensive shopping facilities, restaurants, bars and cafes can be found in nearby Teddington High Street as well as Kingston town centre.

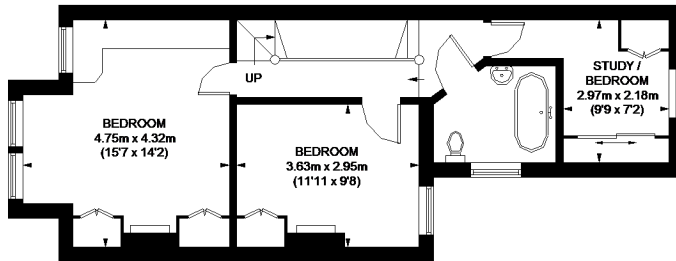


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 81        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

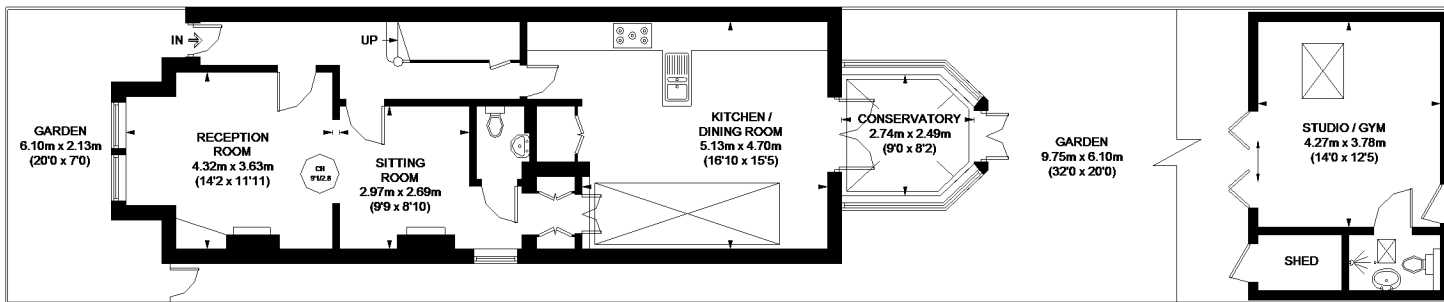
# ATBARA ROAD



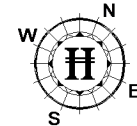
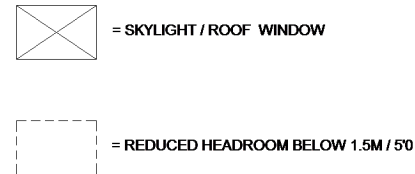
**SECOND FLOOR**



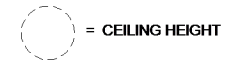
**FIRST FLOOR**



**GROUND FLOOR**



APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)  
GROUND FLOOR = 785 SQ. FT. (72.9 SQ. M.)  
FIRST FLOOR = 554 SQ. FT. (51.5 SQ. M.)  
SECOND FLOOR = 414 SQ. FT. (38.5 SQ. M.)  
OUTBUILDING = 227 SQ. FT. (21.1 SQ. M.)  
REDUCED HEADROOM  
109 SQ. FT. (10.1 SQ. M.)  
TOTAL = 2089 SQ. FT. (194.1 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID283071)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

