



Twickenham Road, Teddington

TW11

HAMPTONS
INTERNATIONAL

Beyond your expectations

A substantial detached residence with development potential EPC:G

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Detached residence on corner plot | three reception rooms | conservatory | kitchen | utility | four bedrooms | dressing area | two bathrooms | cloakroom | seven garages | courtyard parking | walled rear garden | potential to develop (STP)

Guide Price £1,399,999 Freehold

Description

A fantastic opportunity to acquire this substantial detached residence on a corner plot that also comes with seven garages. Offering potential to redevelop or rebuild (STP)

The accommodation currently consists of; a large glazed entrance porch, a spacious double reception room with an arch through to a cosy TV room and study area with conservatory beyond, a kitchen, utility room, bedroom, bathroom and wc completes the ground floor. The first floor provides three spacious bedrooms, the master has a large en-suite dressing area and shower room. Outside, there is parking for several cars in the courtyard area as well as access to six of the seven garages. The seventh garage is accessed directly from Twickenham Road. To the side and rear of the property are walled gardens.

Location

The property sits on the corner of Twickenham Road and Teddington Park Road. Teddington station provides a fast and regular rail service into London Waterloo. Access to the south and west of England is provided by the nearby A316 arterial road linking the area to the M3 and also accessible is the A4 providing a link to the M4. A selection of bus routes operate nearby serving Teddington, Kingston and Richmond town centres. Local schools, both state and private, enjoy an enviable reputation.

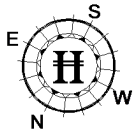


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	20	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

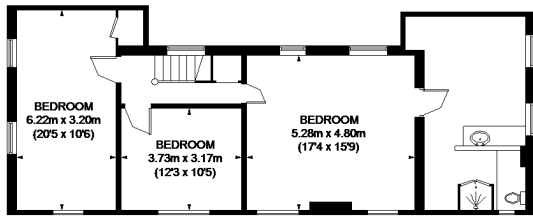
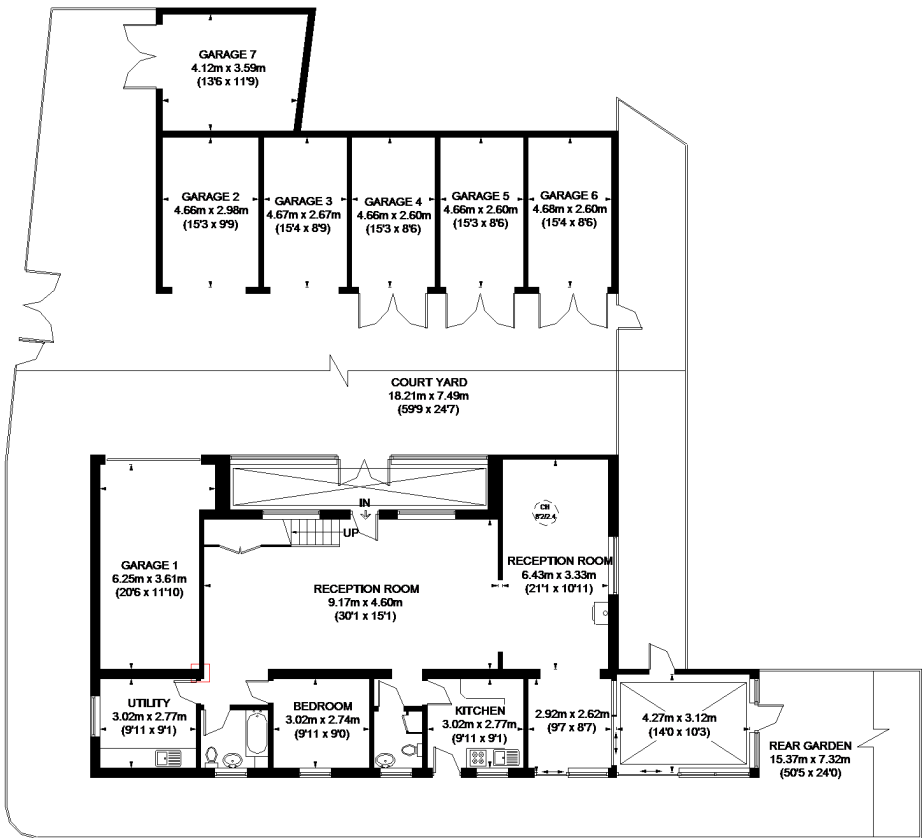
TWICKENHAM ROAD



= SKYLIGHT / ROOF WINDOW



APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 1353 SQ. FT. (125.7 SQ. M.)
 FIRST FLOOR = 927 SQ. FT. (86.1 SQ. M.)
 GARAGE = 1097 SQ. FT. (101.9 SQ. M.)
 TOTAL = 3377 SQ. FT. (313.7 SQ. M.)



= CEILING HEIGHT

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 (ID226385)

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.

