



Trinder Mews, Teddington
TW11



Beyond your expectations

Three bedroom house located in the heart of Teddington

EPC D

Hamptons International

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Side entrance | front reception room | modern fitted kitchen | open plan dining/living area | cloakroom | three bedrooms | south facing rear garden | two allocated parking spaces | excellent location | no onward chain

Guide Price £799,999 Freehold

Description

A well presented end of terrace three bedroom family home situated in a fabulous location just off Teddington High Street offering a south facing garden and two off street parking spaces.

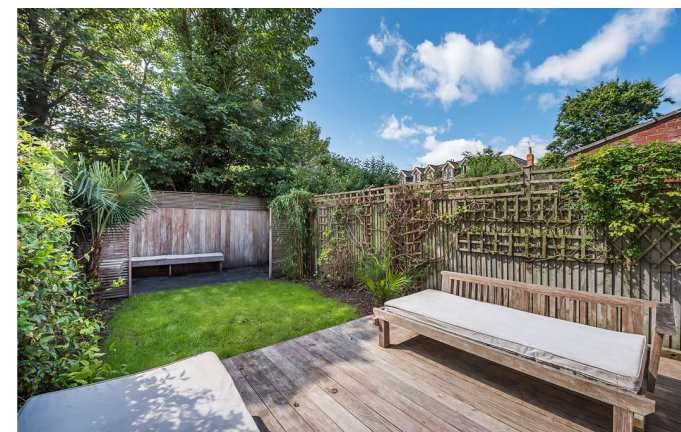
On the ground floor the accommodation comprises of a spacious reception room with wood flooring, utility/cloakroom and an open plan modern kitchen with integrated appliances leading into a dining/family room with French doors onto the garden.

To the first floor there are three bedrooms, all with fitted wardrobes and a family bathroom.

To the rear of the property there is secluded south facing rear garden with side access measuring approx 51' and to the front of the property there are two allocated parking spaces.

Location

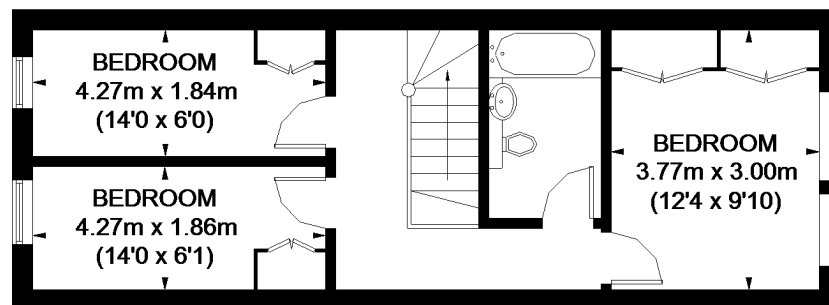
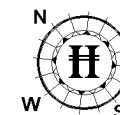
Conveniently located in a development just off Teddington High Street with its comprehensive and charming selection of shops, restaurants and bars. The mainline train station offers a regular and direct service into London Waterloo. A particularly scenic stretch of the river Thames is also within a few hundred yards. Local schools, both private and state, enjoy an excellent reputation.



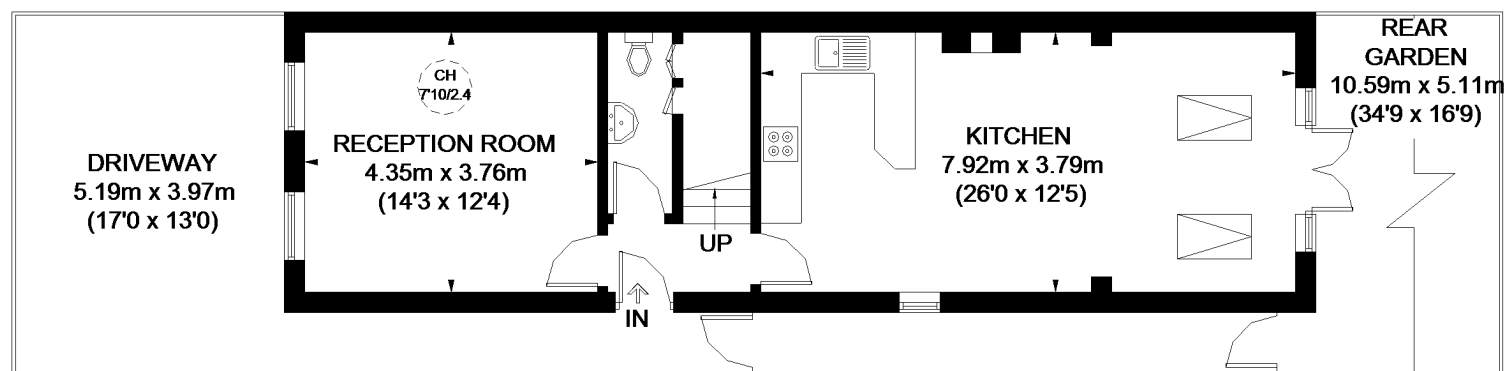
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



TRINDER MEWS



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 598 SQ. FT. (55.6 SQ. M.)
FIRST FLOOR = 472 SQ. FT. (43.9 SQ. M.)
TOTAL = 1070 SQ. FT. (99.5 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 (ID251610)

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.

