



Elmers Drive, Teddington
TW11



Beyond your expectations

Immaculate five bedroom, two bathroom period family house EPC D

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Entrance hallway | front reception room | open plan kitchen/breakfast room | dining area | utility | cloakroom | master bedroom with dresser and en-suite bathroom | four further bedrooms | family bathroom | rear garden with work from home office | off street parking

Guide Price £1,400,000 Freehold

Description

An exceptionally spacious five bedroom, two bathroom period family house that has been comprehensively refurbished to an incredibly high standard and is located close to some of the best local schools.

Internally there is a generous receiving hallway, a large square bay fronted sitting room with wood burning stove, the dining area opens onto a wonderful kitchen/family room with fitted eye / base units, granite work tops and a centre island. Two sets of sliding/folding doors open onto the approx. 50ft westerly aspect rear garden with patio, lawn, side access and useful work from home office. On the first floor are three double bedrooms, a large family bathroom and study/bedroom five. To the top floor is a wonderful master bedroom with en-suite bathroom and walk-in dresser as well as eaves storage.

To the front of the property there is off street parking for two cars.

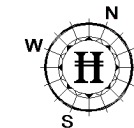
Location

Situated within close proximity to both Teddington and Hampton Wick railway stations, which provides regular services 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 Kingston and Teddington High Street.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

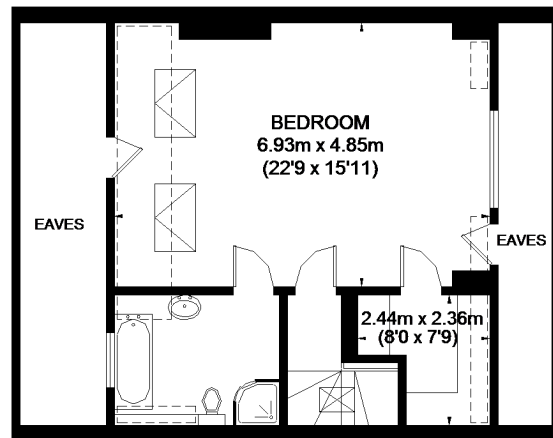
ELMERS DRIVE



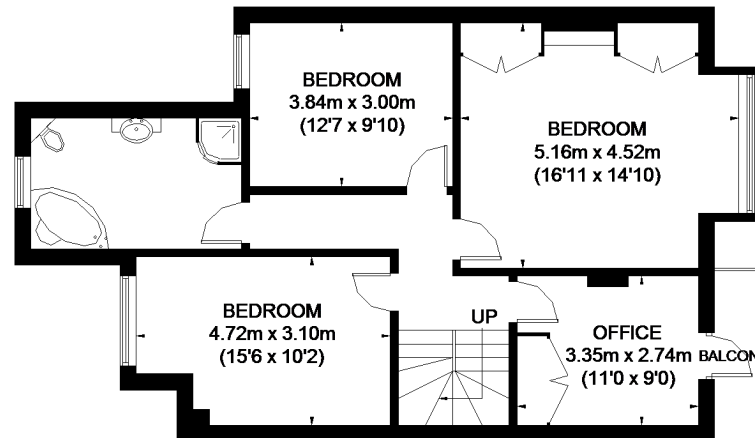
= REDUCED HEADROOM BELOW 1.5M / 5'0"

= SKYLIGHT / ROOF WINDOW

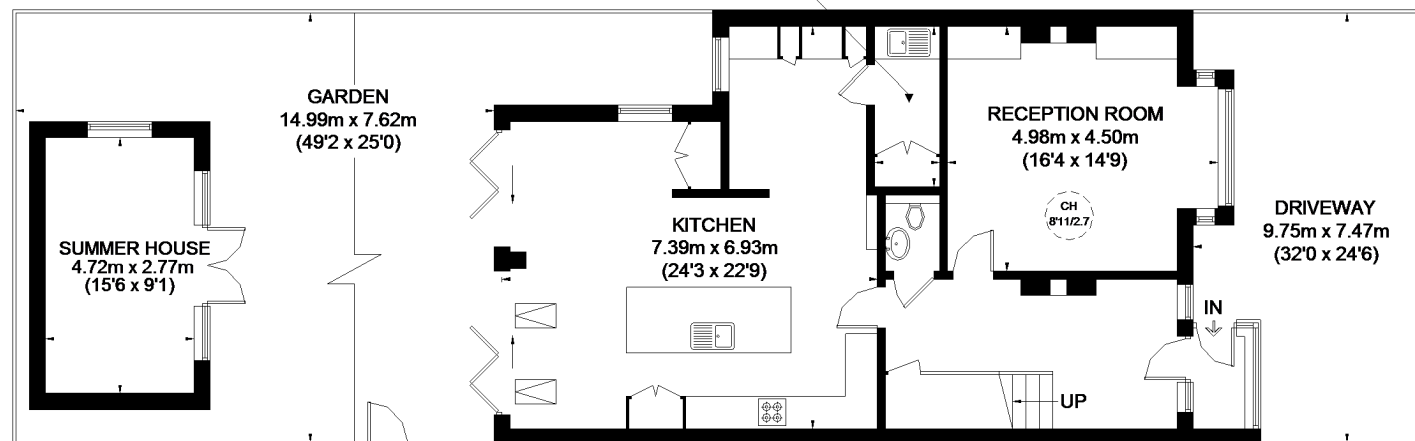
= CEILING HEIGHT



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM / EAVES)
GROUND FLOOR = 956 SQ. FT. (88.8 SQ. M.)
FIRST FLOOR = 850 SQ. FT. (79 SQ. M.)
SECOND FLOOR = 466 SQ. FT. (43.3 SQ. M.)
SUMMER HOUSE = 141 SQ. FT. (13.1 SQ. M.)
REDUCED HEADROOM
85 SQ. FT. (7.9 SQ. M.)
TOTAL = 2498 SQ. FT. (232.1 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 (ID257649)

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.

