



Trowlock Avenue, Teddington

TW11

HAMPTONS
INTERNATIONAL

Beyond your expectations

A lovely four bedroom detached home with riverside paddock

Hamptons International

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Detached house | spacious entrance hallway | living room | dining room | kitchen/breakfast room | cloakroom | four bedrooms | family bathroom | front and rear gardens | off street parking | single integral garage | 2 acre residents paddock | potential to extend (stp)

Guide Price £1,395,000 Freehold

Description

A four bedroom detached family home located in one of the most popular of Teddington's River roads. The property occupies one of the most sought after and valuable positions within the road with a 64' south facing rear garden. The house has been well maintained yet offers incoming purchasers a fantastic opportunity to create a wonderful and bespoke family home. The accommodation is well laid out over two floors and offers a living room, dining room, kitchen/breakfast room and wc on the ground floor. On the first floor there are three double bedrooms, a fourth single bedroom/study and a family bathroom. To the outside are front and rear gardens with off-street parking in front of the integral single garage. In addition there is a large private meadow owned by the residents of the road which includes two acres of riverside paddock with a large boat house and moorings.

There is clear potential to extend or re-model on the ground floor and to convert the loft space(subject to the necessary consents).

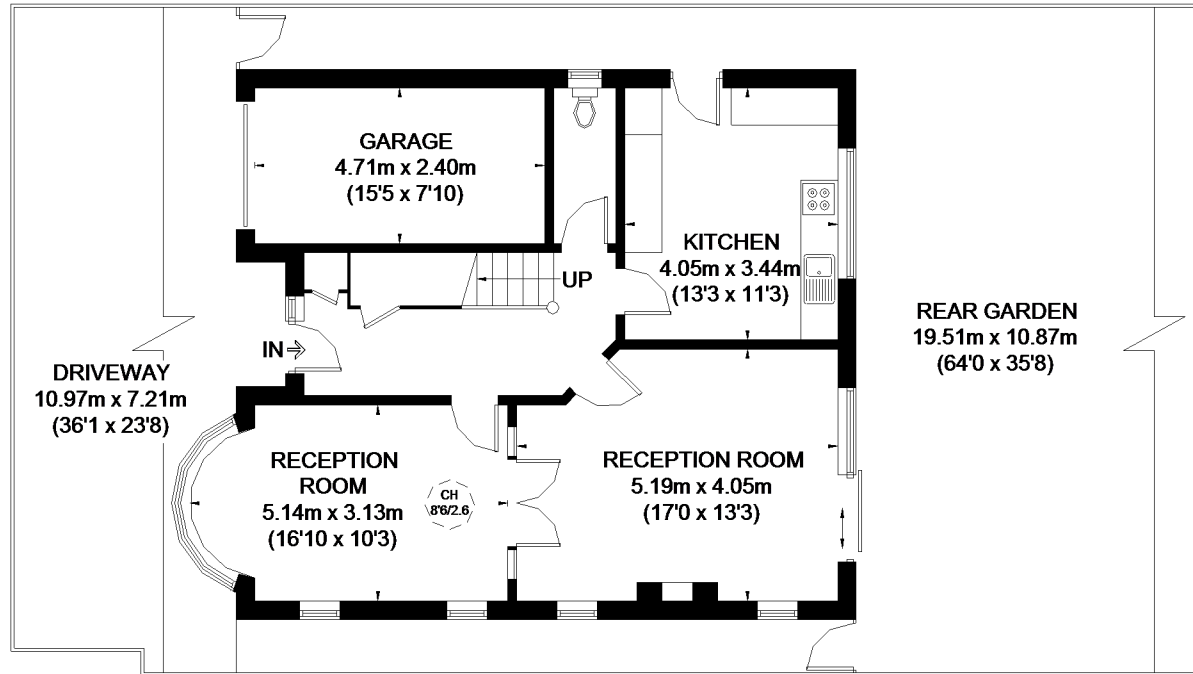
Location

Trowlock Avenue can be found adjacent to the River Thames and is 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 Teddington High Street as well as Kingston town centre.



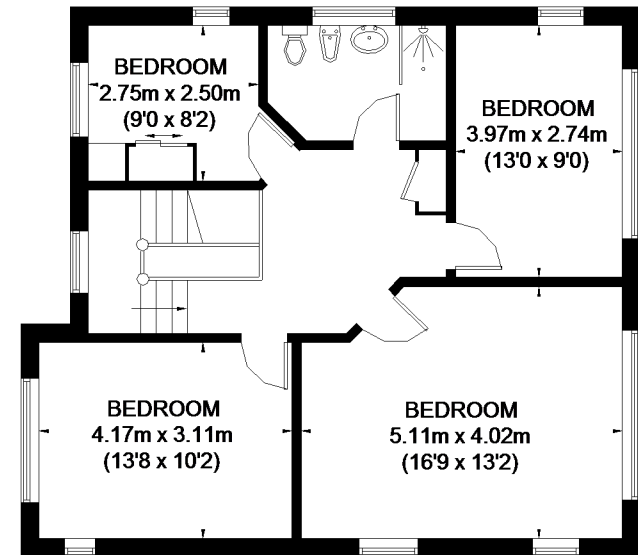
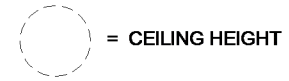
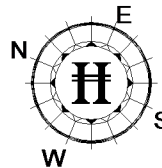
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

TROWLOCK AVENUE



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 705 SQ. FT. (65.5 SQ. M.)
 FIRST FLOOR = 795 SQ. FT. (73.9 SQ. M.)
 GARAGE = 126 SQ. FT. (11.7 SQ. M.)
 TOTAL = 1626 SQ. FT. (151.1 SQ. M.)



FIRST FLOOR

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 (ID271122)

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.

