

MILES & BIRD

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Langham House

47 Langham Road, Teddington, TW11 9HF

An impressive family home, occupying a convenient central location on one of Teddington's most desirable residential roads directly off the bustling High Street while being within close proximity to the mainline Station and beautiful Riverside.

5 / 6 bedrooms * 5 bathrooms (inc. 3 ensuite) * 2 / 3 receptions

Stylish glazed storm porch * Receiving hall / Guest W.C. * Fully integrated Kitchen / Family / Dining room *

Separate utility * Spacious front reception

Reception 2 / bedroom 6, with patio light well * Cinema / Gym / Playroom * Spa / Wet room with Jacuzzi hot tub

Landscaped gardens with external lighting * Sun terraces * Secure gated parking * Video entry system

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For Sale: This substantial detached property completed in 2012, stands on one of the widest plots in Langham Road and now provides established landscaped gardens, including secure gated off-street parking. The striking architectural front elevation delivers influences of the surrounding Edwardian architecture, whilst the rear elevation and internal space epitomises the very best of modern design with clean lines and low maintenance living.

The accommodation provides exceptionally versatile living space arranged over four floors, with excellent ceiling height throughout, providing a sizable internal floor area extending to some **404.5 m² / 4,354 sq ft**. The entire layout is carefully planned allowing for both formal and informal entertaining areas, together with comfortable family living spaces catering for the younger family with potential for live-in nanny / Au Pair or alternatively those with older children offering a degree of separation if needed.

No expense was spared during construction with a high specification finish to meet the demands of busy family life. Features include mood lighting to principal rooms, underfloor heating throughout and quality bathrooms fitted with designer sanitaryware, tiling and cabinetry. The stunning kitchen / dining room is dominated by an expansive fully Glazed Atrium creating an abundance of natural light and an amazing visual. The bespoke kitchen, is fully integrated to include; steam oven, separate fan oven, warming drawer, coffee machine, combi-microwave oven, dishwasher and 5 ring hob with extractor. In addition the preparation Island incorporates a breakfast bar complete with dual zone wine cooler, and integrated recycling bins.

Further specification includes.

- * Built to Code 3 Sustainable Standard
- * Energy Efficient Home. EPC Rating high B
- * NHBC Warranty (6 years remaining)
- * Video Door Entry System and CCTV
- * Lutron Mood Lighting - Main Living Areas & Master Bedroom
- * Thermal Underfloor Heating System throughout
- * Category 5 Cabling in each room
- * German Engineered Double Glazed Windows
- * Zinc Soffits & Fascias with self-clean Sto Lotusan render

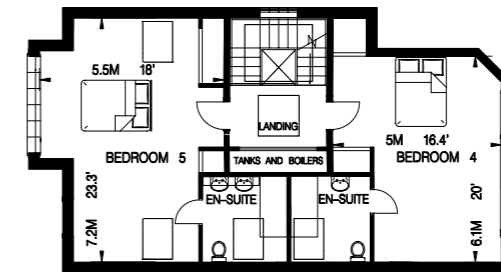
Location

Teddington is a reflection of both town and country; only 8 miles downstream from central London with swift access to all London airports as well as having both Richmond and Bushy Royal Parks on its doorstep. There is no shortage of activities in the area, whether wanting a spot of theatre in Richmond or soaking up the local history with Marble Hill, Strawberry Hill House and Hampton Court Palace as just a few of the local historical homes to visit. Hampton Court Palace was once home to King Henry VIII and now showcases the annual RHS Flower Show as well as outdoor cinema events and food festivals. Teddington High Street has a very cosmopolitan feel with boutique shops, independent stores and a variety of eateries and restaurants offering cuisines from around the world. Schooling is well catered for with some of the finest private and state educational facilities to be found anywhere in the South East of England.

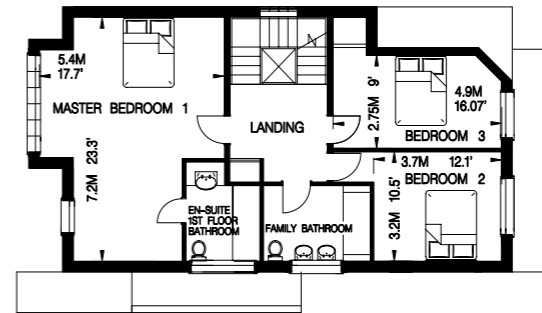
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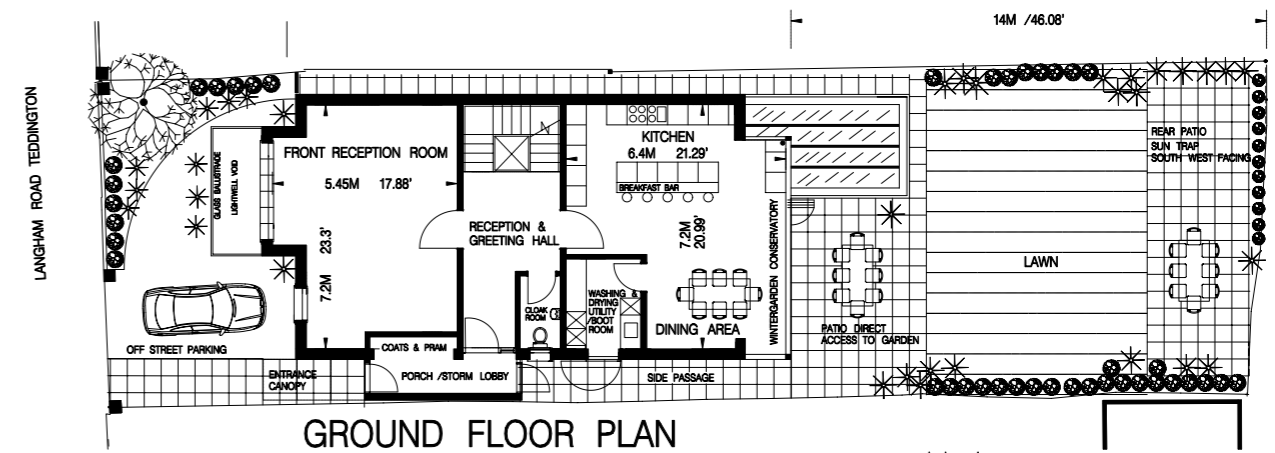
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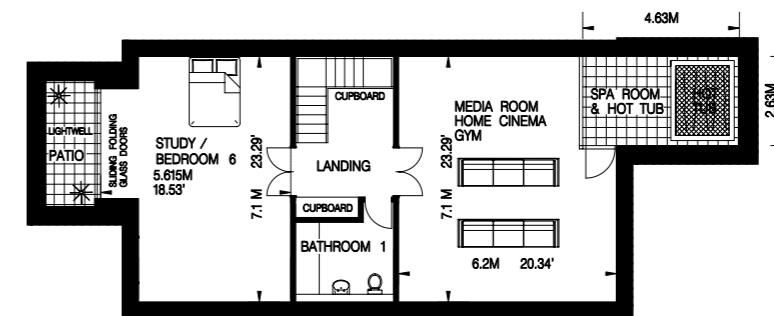
SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



BASEMENT LEVEL PLAN

APPROXIMATE GROSS INTERNAL AREA ON FOUR FLOORS = 404.517 m² / 4,354 sq ft
LANGHAM HOUSE 47 LANGHAM ROAD TEDDINGTON TW11 9HF
 These plans are for guidance only; Not drawn to scale; Window and door openings approximate; Whilst every care has been taken in the preparation of the plans please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

Looking East towards Lensbury Sports Club & Riverside Grounds



Looking West towards Central Teddington



To arrange a personal viewing appointment of Langham House, please contact selling agents
Miles & Bird 020 3875 3875
Further information found at www.langhamhouse.com