

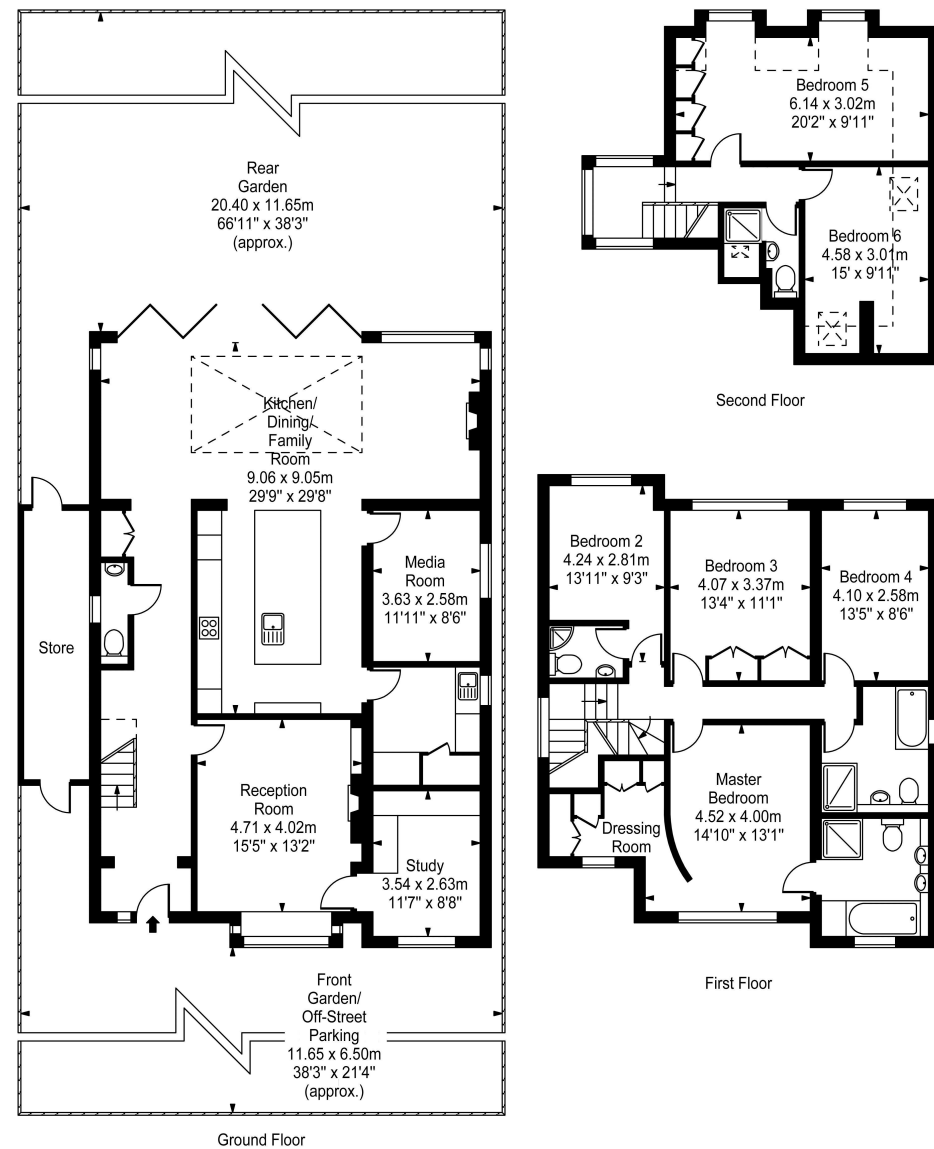
**Teddington - 020 8977 8118**  
35 High Street, Teddington, TW11 8ET

## Trowlock Avenue

Approx. Gross Internal Area  
**262 Sq M - 2817 Sq Ft**  
(Excluding Store)



Key :  
- - - - - Reduced headroom below 1.5m / 5'0"



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)



### **Trowlock Avenue, Teddington, TW11**



**Asking Price £2,250,000 (Freehold)**

For a full EPC Certificate please visit: <https://www.epcregister.com/searchReport.html> and quote report reference number:

These particulars have been prepared in good faith as a general guide as instructed by our clients. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes are approximate and are generally taken as maximum measurements and should not be relied on for fitting of carpets or furnishings. Formal notice is also given that all contents, carpeting, curtains, blinds and appliances are deemed removable by our client unless specifically included within these particulars. All properties are offered subject to contract.

[www.featherstoneleigh.co.uk](http://www.featherstoneleigh.co.uk)



This substantial, detached family house, measuring over 2800sq ft has a broad 70ft rear landscaped lawn garden and is located in the best of the River Roads which features the enchanting and exclusive riverside meadow, lovingly cherished by the residents of this road and that of Melbourne Road. In recent years this wonderful property has been completely renovated and extended with an exceptional contemporary finish. It features an impressive 30ft open-plan living space to the rear with underfloor heating and bi-folding doors on to the garden. This in addition to the formal reception room to the front and further study and media rooms. The sleek new kitchen benefits from a separate utility room and itself features a large island and an amazing array of storage cupboards in addition to triple ovens and integrated coffee machine. The accommodation comprises no less than six double bedrooms featuring an amazing master suite with separate walk-in wardrobe and a stunning four-piece en-suite bathroom. The top floor further features a bright hallway landing with stylish window design offering bright panoramic views and access to two further bedrooms and shared shower room. This cul-de-sac location in Trowlock Avenue is incredibly popular as it is so exceptionally peaceful plus it has outstanding state schools including Teddington, Collis, Hampton Wick, Sacred Hearts and St John The Baptist all within approximately 500 metres. EPC = D

