

## 50 Waldegrave Park, Teddington, TW1 4TQ



### Asking Price £3,450,000 Freehold

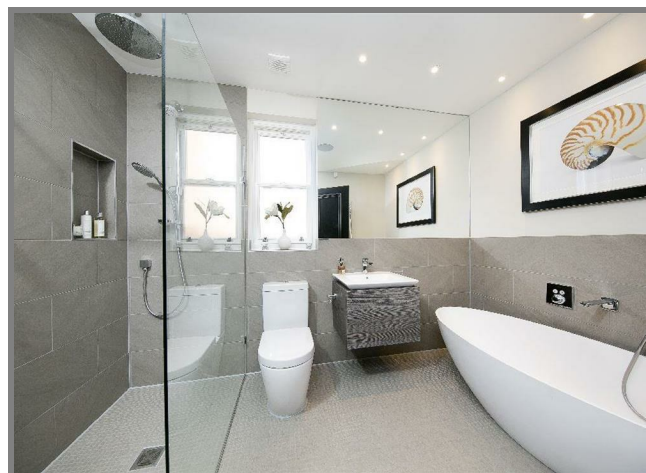
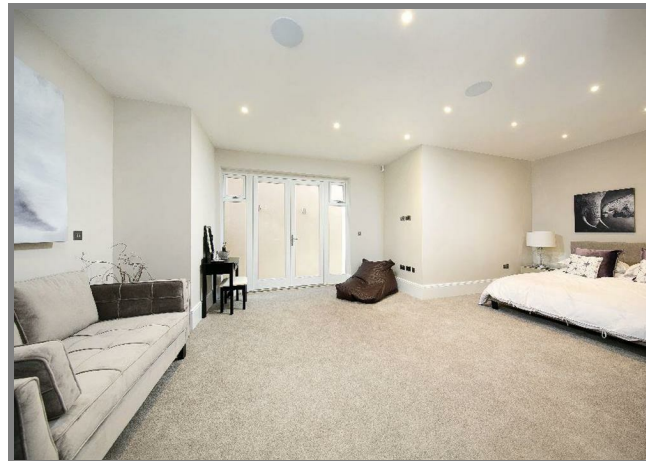
**THIS STUNNING, SIX BEDROOM FAMILY RESIDENCE PROVIDES BEAUTIFULLY CRAFTED ACCOMMODATION EXTENDING TO SOME 4,700 SQ FT. THIS MAGNIFICENT NEWLY BUILT RESIDENCE, CONSTRUCTED TO THE VERY HIGHEST SPECIFICATION, FEATURES INCLUDE OVER HEIGHT CEILINGS THROUGHOUT, IMPOSING DOORWAYS AND LARGE, DOUBLE SIZED WINDOW AREAS WHICH FLOOD THE PROPERTY WITH NATURAL LIGHT. IN ADDITION THERE IS AN INTEGRATED SOUND SYSTEM, SOPHISTICATED LIGHTING AND UNDERFLOOR HEATING.**

**THE GROUND FLOOR BOASTS A STUNNING KITCHEN/FAMILY ROOM ENJOYING FULL WIDTH ACCESS TO THE LARGE, SOUTH FACING GARDEN AND IS COMPLETE WITH INTEGRATED APPLIANCES, HAND CRAFTED CABINETS, STYLISH ISLAND/BREAKFAST BAR FACILITY, WALK IN PANTRY AND MUCH MUCH MOOR. DOUBLE DOORS FROM THE RECEIVING HALL PROVIDE ACCESS TO A SOPHISTICATED DRAWING ROOM AND AT LOWER GROUND FLOOR LEVEL THERE IS A HUGE MEDIA ROOM WITH FITTED CINEMA STYLE SCREEN AND PLENTY OF SPACE FOR TEENAGERS OF ALL AGES TO BE THOROUGHLY ENTERTAINED.**

**ADDITIONALLY THE FLEXIBLE ACCOMMODATION INCLUDES SIX DOUBLE BEDROOMS AND FOUR LUXURY, TOP SPECIFICATION BATHROOMS (TWO ENSUITE) TOGETHER WITH PLUMBED UTILITY ROOM AND DIRECT ACCESS FROM THE HALL INTO AN ATTACHED GARAGE. THE PROPERTY ALSO PROVIDES OFF STREET PARKING FOR TWO CARS.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>90</b>	<b>90</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>87</b>	<b>87</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## 50 Waldegrave Park, Teddington, TW1 4TQ

### LOCATION:

WALDEGRAVE PARK IS A HIGHLY RESPECTED TREE-LINED ROAD WITHIN A STROLL OF TEDDINGTON HIGH STREET AND STRAWBERRY HILL STATIONS (WATERLOO APPROXIMATELY 30 MINUTES) AND IN CLOSE PROXIMITY TO NUMEROUS AWARD WINNING SCHOOLS (BOTH STATE & PRIVATE). LOCATED 0.5 MILES FROM TEDDINGTON LOCK, THE RIVER THAMES AND THE PICTURESQUE TOWPATH WALKS TOWARDS RICHMOND, KEW AND HAMPTON COURT PALACE.

### Waldegrave Park

Approx. Gross Internal Area

436 Sq M - 4693 Sq Ft

Key:  
--- = Reduced headroom below 1.5m / 5ft



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)

*It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.*