



Broom Water, TW11

£2,900,000

Dexters



## Broom Water, Teddington, TW11

A rare opportunity to become part of this unique community with Broom Water creek at the bottom of the garden. A safe playground just above Teddington Lock.

The inside and outside of this house are impressive with a wealth of character complimented by a stylish finish, high ceilings and original fireplaces. The ground floor entertaining area is a very versatile space.

The kitchen/breakfast room has been designed around the central island, with 'Gaggenau' appliances. The roof lantern lets in an abundance of natural light. The bi fold doors open onto the terrace and idyllic mature garden which leads to the river.

In addition there is an office, utility room, shower room and wine store to the ground floor. The first floor has two vast bedrooms both have en-suites and the top floor has three further bedrooms.

Broom Water is located off of Broom Road, an excellent spot for the local schools and a short distance to Teddington mainline station. There are few areas like this in London.

### Features

Three Reception Rooms  
Five Bedrooms  
Four Bathrooms  
Sail Loft & Garage  
Direct Boating Access  
40ft Private Mooring







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TOTAL APPROX. FLOOR AREA 4005 SQ.FT. (372.0 SQ.M.)

**Dexters**

Teddington  
61 High Street, Teddington,  
TW11 8HA

Sales  
020 8288 8288

Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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