

Provisional

Clarence Road, Teddington
TW11

HAMPTONS
INTERNATIONAL

Beyond your expectations

A five bedroom Victorian double fronted semi-detached home

Hamptons International

8 High Street, Teddington, Middlesex, TW11 8EW

Sales. 020 8977 1080

teddington@hamptons-int.com

www.hamptons.co.uk

Entrance hallway | two reception rooms | study | dining room | kitchen | utility | downstairs shower room | five bedrooms | bathroom | wc | period features | South/West facing rear garden | side access | off-street parking | no forward chain | potential to extend (stpp)

Offers in excess of £2,000,000 Freehold

Description

A five bedroom double fronted semi-detached Victorian family home, situated in a highly desirable location, within a short distance of Teddington Station, High Street and Bushy Park.

In need of modernisation throughout the accommodation comprises an entrance hallway, two separate reception rooms with period features, study, dining room, kitchen, utility and downstairs shower room. To the first floor are five bedrooms, a bathroom and separate wc.

To the rear is an 80 ft. South/West facing rear garden with side access. Additional benefits include off-street parking, no forward chain and has potential to extend (stpp).

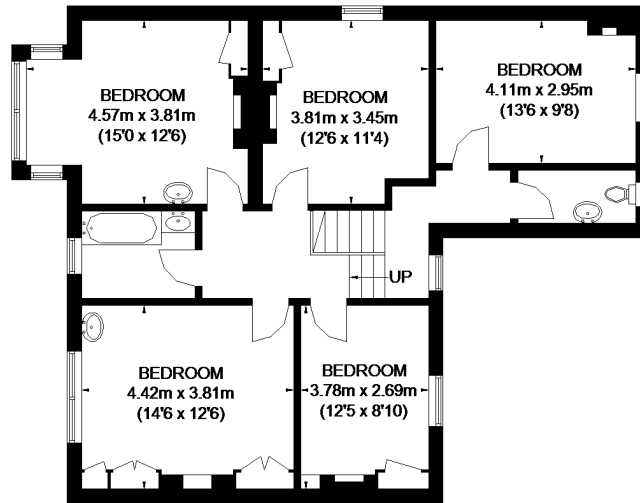
Location

Clarence Road is situated within a few hundred metres of both the delightful green expanses of Bushy Park and Teddington station. Teddington town centre provides an extensive selection of shops and restaurants and the area is renowned for its excellent schools.



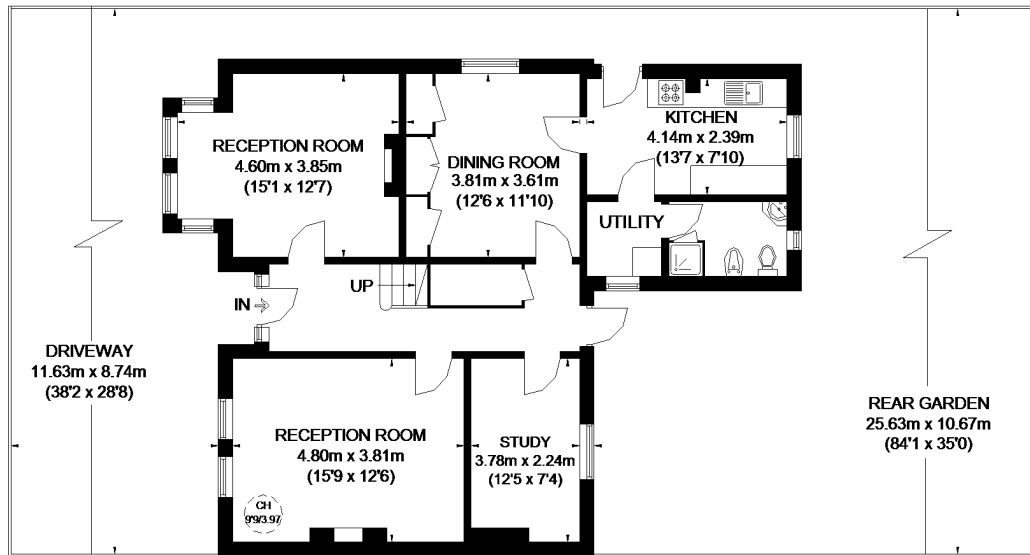
EPC Graph currently not available

CLARENCE ROAD

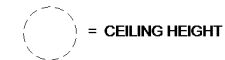


FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 956 SQ. FT. (88.8 SQ. M.)
 FIRST FLOOR = 973 SQ. FT. (90.4 SQ. M.)
 TOTAL = 1929 SQ. FT. (179.2 SQ. M.)



GROUND 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 (ID411203)

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.

