



Langham Road, Teddington

TW11

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# Architect designed modern detached family home.

**Hamptons International**

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Entrance lobby | hallway | front reception room | kitchen/dining room | utility | five double bedrooms | five bathrooms | sixth bedroom/study | media room/gym | jacuzzi spa wet room | landscaped rear garden | gated off street parking | no onward chain

**Guide Price £2,250,000 Freehold**

## Description

A spacious and well-designed detached house comprising over 4350 ft<sup>2</sup> of accommodation. Close to excellent local schools, the River Thames as well as Richmond and Bushy Royal Parks with excellent transport links to the city.

A handsome and substantial detached new build house built to exacting standards providing a smart enabled eco-home in this highly desirable street. This exceptional property provides beautifully presented and extremely versatile family accommodation over four levels with five/six generous double bedrooms, two/three reception rooms and five bathrooms. Additional benefits include security cameras and video-entry for added privacy, CAT 5 and satellite cabling throughout, lutron mood lighting to all rooms, underfloor heating, luxurious spa wet-room with jacuzzi hot tub, NHBC warranty and to the outside, a landscaped rear garden with two patio areas and gated front area with off-street parking.

## Location

Langham Road is one of Teddington's favoured residential streets situated just off the High Street and the house is within half a mile of the mainline station which provides a direct service to London Waterloo. The area benefits from many delightful open spaces including Bushy Park, extensive retail and leisure facilities, restaurants and bars and is renowned for its excellent local schools.

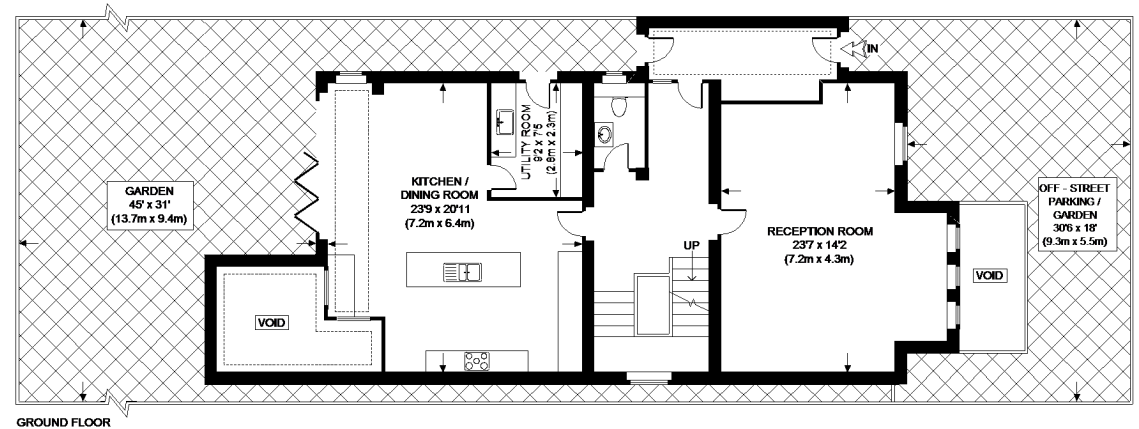
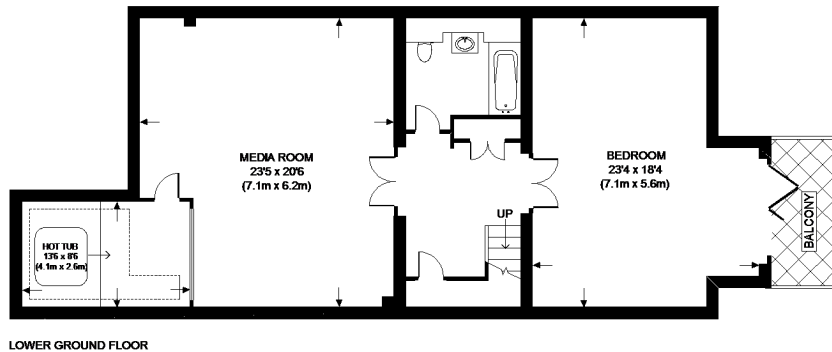
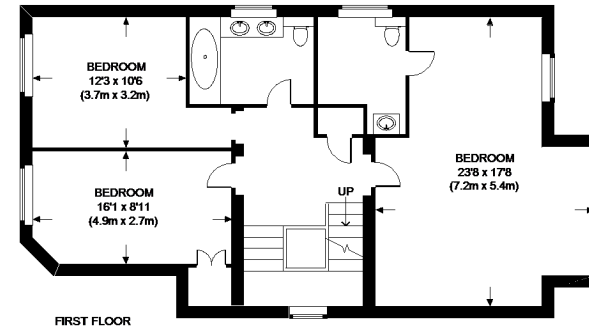
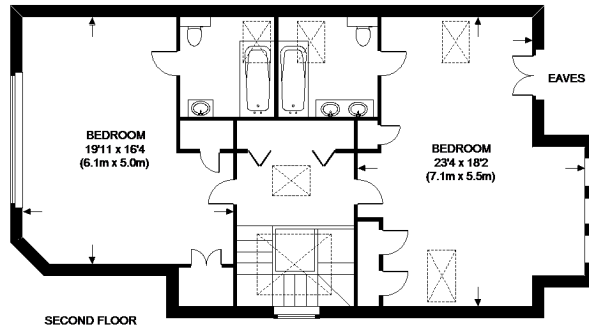
## Additional Information

\* The vendor will consider a partial refund of the stamp duty paid by the buyer, on successful completion of a sale - please contact our office for further details \*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	89
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

## LANGHAM ROAD, TW11



 = RH = RESTRICTED HEAD ROOM BELOW 5 FT. / 1.5 M. MAX

APPROXIMATE GROSS INTERNAL AREA = 4267 SQ. FT. (396.4 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & 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.

**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.

