



## Blandford Road, Teddington, TW11 0LG

**£850,000**

A three/four bedroom mid-terrace three storey town house, conveniently located with easy reach of Teddington and Hampton Hill High Street, Teddington Train station, bus routes and local amenities. The accommodation comprises, on the ground floor bedroom four/utility room with access to the garden and cloakroom, on the first floor lounge/diner with dual aspect and balcony and kitchen, on the second floor three bedrooms and family bathroom. Outside a rear garden, driveway providing off street parking and integral garage. The property is in need of modernisation and is offered for sale with no onward chain!

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**Entrance Hallway**

Stairs to first floor and doors to rooms.

**Cloakroom**

Low level w/c, wash hand basin.

**Bedroom Four/Utility Room 9'11" x 7'6" (3.04 x 2.30)**



Sliding patio door to garden.

**First Floor**

**Lounge/Diner 23'9" x 12'4" narrowing to 8'5" (7.24 x 3.78 narrowing to 2.57)**



Front aspect window, sliding door to rooms and door to balcony.

**Dining Area**



Rear aspect window

**Kitchen 9'4" x 7'6" (2.87 x 2.30)**



Single drainer double bowl stainless steel sink unit with cupboard below, further range of floor and wall mounted units, space for fridge and cooker, cupboard housing wall mounted boiler.

**Second Floor**



**Bedroom One 12'8" x 8'11" (3.87 x 2.73)**



Rear aspect window, built-in wardrobes, power point

**Bedroom Two 8'2" x 7'6" (2.5 x 2.31)**



Rear aspect window, power point.

**Bedroom Three 9'3" x 8'10" (2.84 x 2.71)**



Front aspect window, power point.

**Family Bathroom**



White suite comprising panel enclosed bath, low level w/c, wash hand basin.

## Outside



## Rear Garden



Paved patio with mature shrubs.

## Front

Driveway with off street parking.

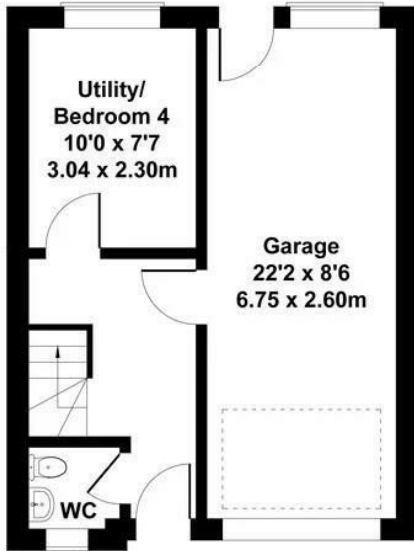
## Integrated Garage

Up and over door, power and lighting and door to garden.

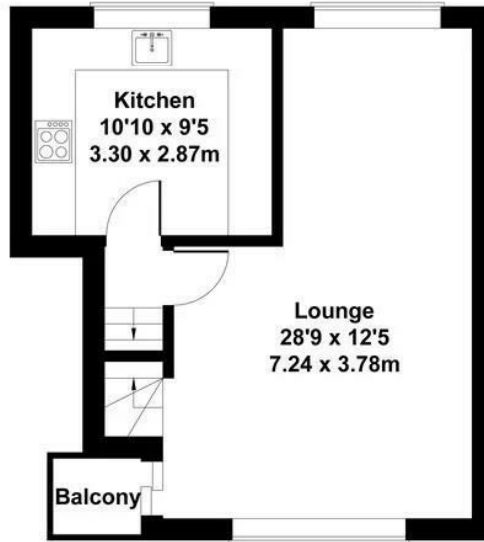


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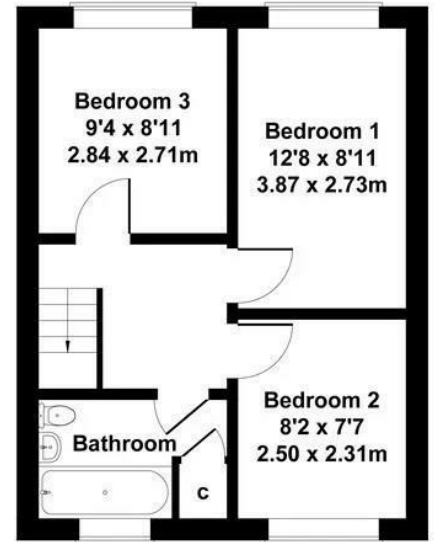
Approximate Gross Internal Area  
1119 sq ft - 104 sq m



GROUND FLOOR

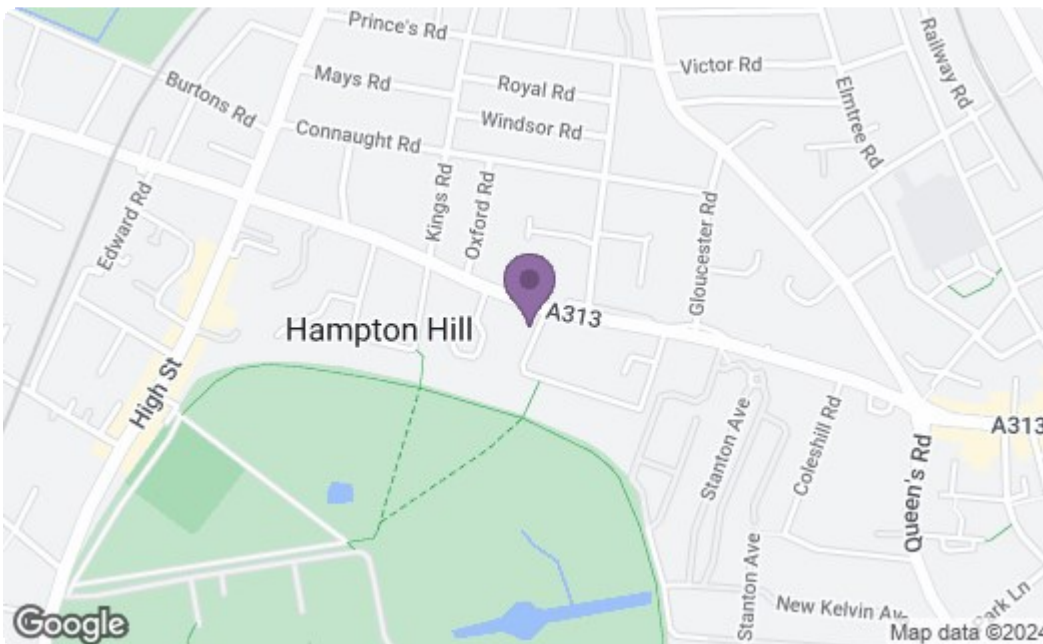


FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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England & Wales		EU Directive 2002/91/EC	

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