

Absolute Homes

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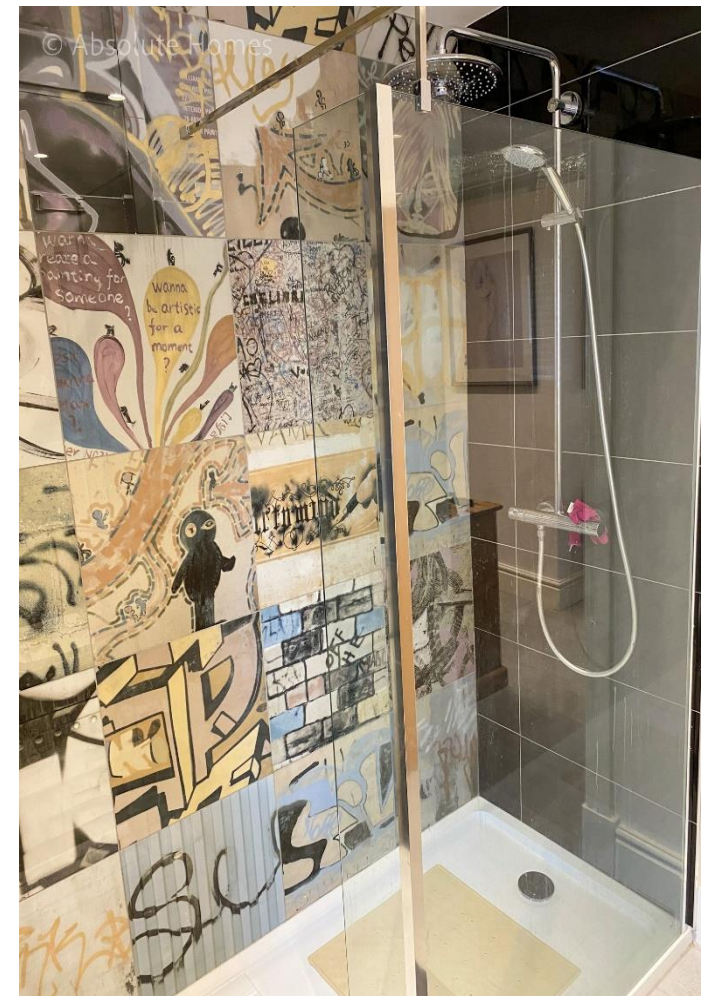


Hamilton Close, Teddington

A unique detached home accessed via a gated driveway and arranged over two floors covering 2,836 square feet including cinema room and bar, leisure suite with sauna/steam room and walk in shower, triple integral garage, additional driveway parking and landscaped gardens.

£1,695,000

Freehold







The property is nearing the completion of a refurbishment a redesign project by the present owners who have taken great care in the quality of product choice and overseeing the fitting and finishing which is evident in every room.

The double aspect luxury fitted kitchen breakfast room is the ideal family space any time of day which also has double doors to the deck over looking the rear garden and further doors leading through to the spacious double aspect lounge.

From the inner hallway access is gained to:

Master bedroom with full en-suite bathroom, second bedroom again a double and a good sized third bedroom with a shower room and walk in 'tribute to Banksy' shower.

A stairway with an oak and wrought iron bannister and spindle lead to the entertainment level of the property where the imposing cinema room with built in surround sound, flat screen tv and full bar are located, this could also be used as a guest bedroom. Across the hallway is the leisure suite with sauna, separate steam room and walk in double shower. There is also ample floor space for a variety of fitness machines.

The recently installed heating system operates a megaflow for hot water and a boiler powering the under floor heating throughout the property. There is a separate kitchen servicing this floor together with a cloakroom and an abundance of storage space.

The triple garage can be accessed via an internal doorway, this space is fully tiled to the floor, has a suspended ceiling and ample power outlets. There is an electrically operated roller door leading to the driveway.

The property has been re-wired, re-plumbed, has a new kitchen, new bathrooms and cloakrooms.

An air humidifier system has been installed through the property and is also fully insulated giving superb heat and noise retention.

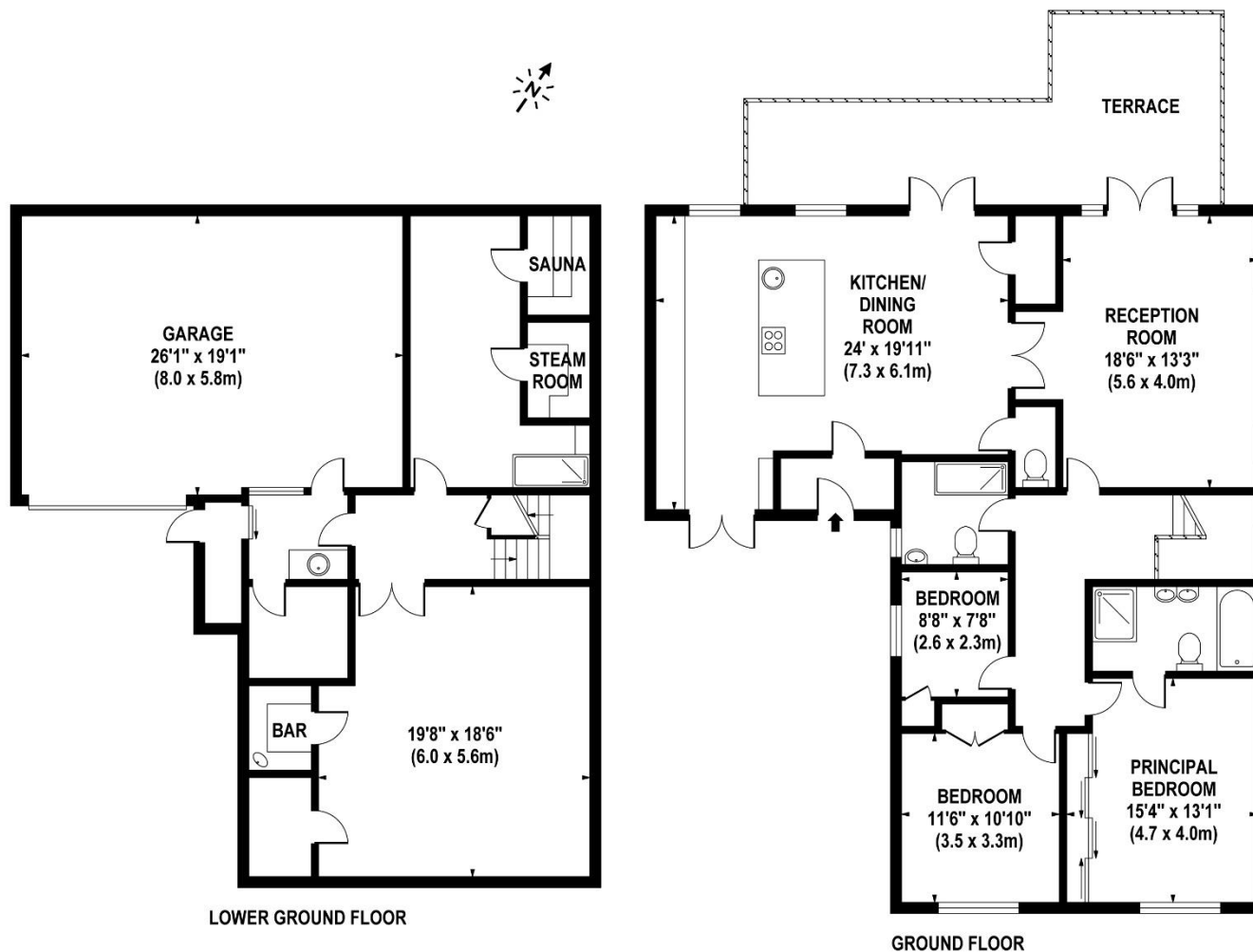
To the rear of the property is a raised and tiled sun terrace leading to a wooden deck with hand rails and ornate spindles, steps from here lead down to the secluded and lawned garden which is approximately 55 feet wide. There are side access pathways along each side of the property.

To the front of the house there is off street parking for three vehicles. The driveway leading to the garage accommodates two further vehicles and the garage itself can housed three vehicles.

Properties such as this are seldom available offering this much outside space, internal square footage, garage and off road parking and seclusion.

Viewing is strongly advised.

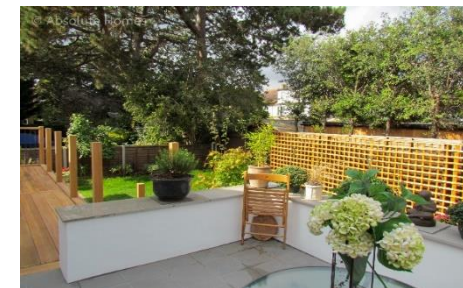




APPROX. GROSS INTERNAL FLOOR AREA 2836 SQ FT / 263 SQ M (INCLUDING GARAGE)

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