



SARA MORTON

BESPOKE REAL ESTATE AGENT



13 Sutherland Grove

, Teddington, TW11 8RP

Price Guide £1,350,000

The beautifully presented substantial semi-detached family home is arranged over three floors, offering the potential to further rear extend (STPP).

NO ONWARD CHAIN.

From the entrance hall, is a generous reception room with a curved bay window, a utility room with WC, and a second reception/dining room with bi-fold doors to the garden. The spacious kitchen/family room has a breakfast bar, integrated appliances, and further bi-fold doors leading to a well-presented, lateral mature garden with decking and shed.

On the first floor is a modern family bathroom, two double bedrooms with fitted wardrobes, a further double bedroom, and a single bedroom currently used as a study.

The primary bedroom on the second-floor benefits from eave storage space, a modern en-suite shower room, and ample space for a further wardrobe if required.

The property is located in Central Teddington, close to Teddington Town Centre, with local amenities and boutique retail outlets. There are excellent state and independent schools such as St Mary's and St Peter's Church of England School, Collis Primary School, Teddington Secondary School, and Newland House Independent School.

Local transport links to Kingston Town Centre, Hampton, and Twickenham along with Teddington and Fulwell Mainline

- SUBSTANTIAL SEMI DETACHED FAMILY HOME WITH POTENTIAL TO FURTHER REAR EXTEND (STPP)
- FIVE BEDROOMS/ FOUR DOUBLE BEDROOMS AND ONE SINGLE BEDROOM
- NO ONWARD CHAIN
- OFF STREET PARKING WITH GARAGE
- STUNNING KITCHEN/FAMILY ROOM WITH BI - FOLD DOORS TO GARDEN
- SECOND RECEPTION/DINING ROOM WITH BI - FOLD DOORS TO GARDEN
- DOWNSTAIRS UTILITY ROOM/WC
- CLOSE TO TEDDINGTON HIGH STREET/TEDDINGTON AND FULWELL MAINLINE STATIONS
- CLOSE TO EXCELLENT PRIMARY AND SECONDARY SCHOOLS
- WELL PLACED FOR BUSHY PARK, RIVER THAMES TOW PATH AND A316/M3

Viewing

Please contact our Sales Office on 0208 181 9660 if you wish to arrange a viewing appointment for this property or require further information.



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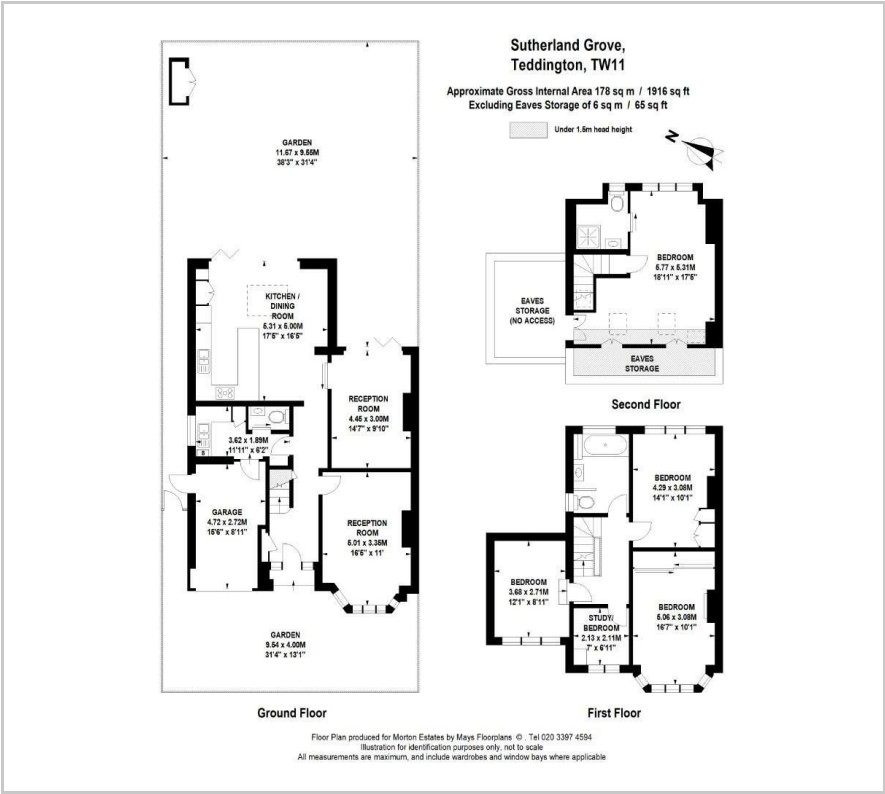


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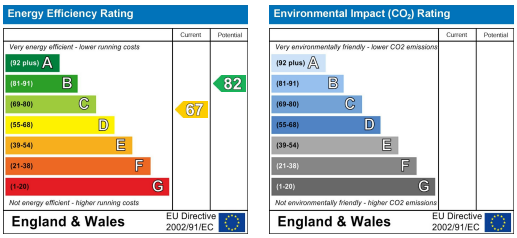
Floor Plan



Area Map



Energy Efficiency Graph



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