

## Fulwell Road Teddington



**£874,950 Freehold**

- Victorian family house
- Three double bedrooms
- Kitchen breakfast room
- Lovely private rear garden
- Sought-after local schools close by
- Semi-detached
- Through reception room
- Modern fitted bathroom and W.C.
- Garage accessed via Clonmel Road
- Amenities and green spaces nearby

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## Fulwell Road, Teddington, Middlesex TW11 0RQ

A wonderful semi-detached Victorian family house with three double bedrooms, lovely private rear garden, and a garage. The property has been much loved, improved and well maintained by the current owner and offers potential for improvement and extension, subject to the usual consents. This location gives good access to sought-after local schools, the gates of Royal Bushy Park, Fulwell railway station, bus services and local amenities. The cafes, bars, restaurants, shops and amenities of both Teddington and Hampton Hill town centres are all close by.

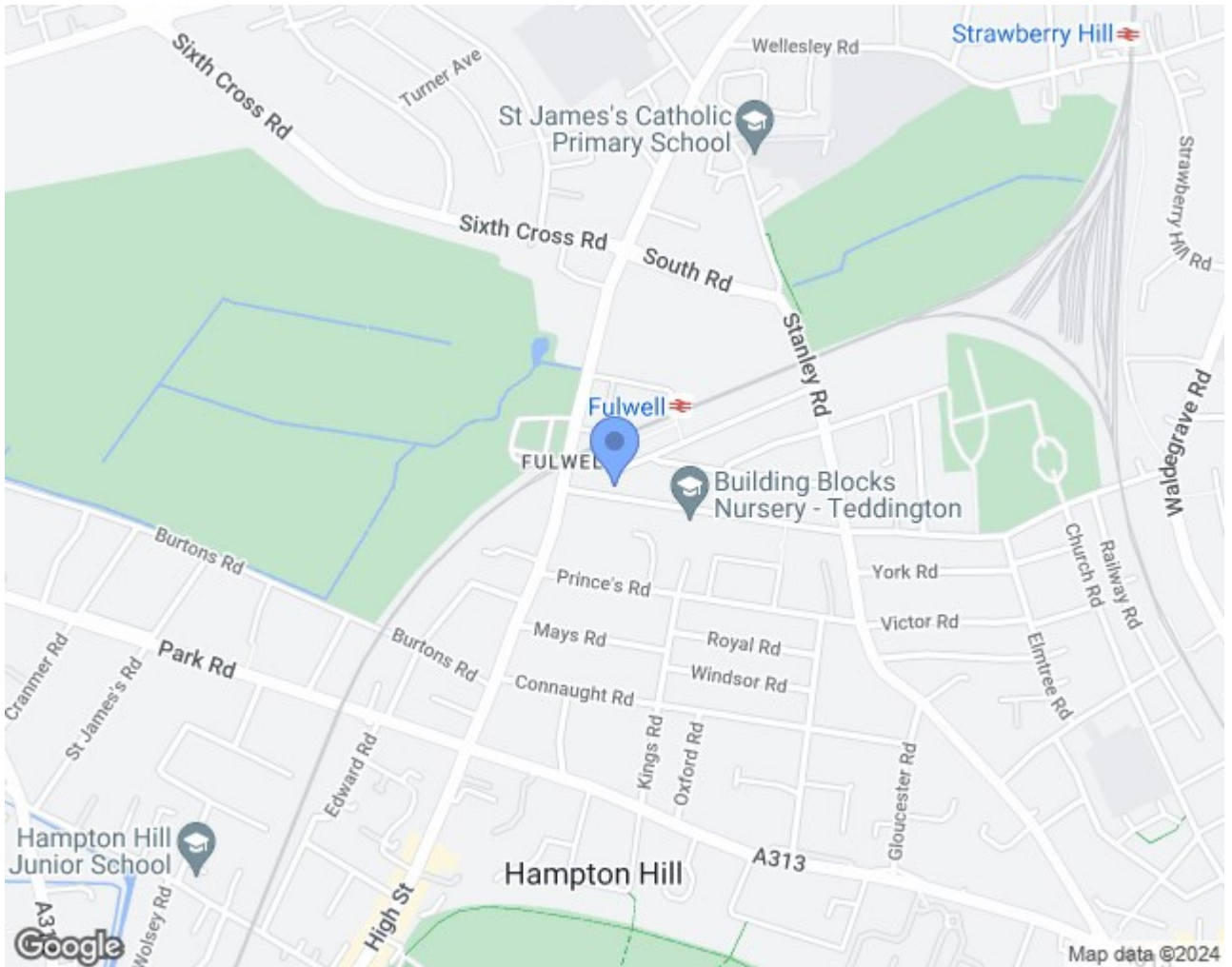
An entrance hallway with a built-in cupboard with space for coats storage leads to the through reception room. There is ample space for separate sitting and dining reception areas and the focal point of the room is a charming feature fireplace. The double-glazed bay with front aspect and there is a side aspect double-glazed window. The kitchen breakfast room has a range of modern fitted units, and integrated appliances include double oven, four ring gas hob with extractor fan, fridge, and freezer. There is space and plumbing for washing machine and dishwasher and space for an upright fridge freezer, tumble dryer and breakfast table and chairs. The gas central heating boiler is concealed, wall mounted and there are side and rear aspect double-glazed windows. There is a fully tiled cloakroom W.C with a vanity sink unit and double-glazed frosted window. An inner hall and double-glazed door lead to the side path and front and rear gardens.

Stairs lead to the first floor landing with doors to all rooms. The principal double bedroom has a range of built-in wardrobes. There is a good-sized double bedroom with built-in wardrobes. The third double bedroom has access to loft space via a pull-down ladder. The fully tiled bathroom and W.C have a bath with a wall mounted shower attachment and shower screen. There is a vanity sink unit, chrome heated towel rail, double-glazed frosted window and an airing cupboard houses the hot water tank.

Outside there is a paved front garden with a dwarf wall. Pedestrian side access leads to the lovely private rear garden. There are flower and shrub borders, shed and a tap. There is a garage with an up and over door and vehicular access via Clonmel Road. There is power, light, double-glazed window and a double-glazed door provides access to the rear garden. There are residents parking spaces via permits from Richmond Council (Zone FW).





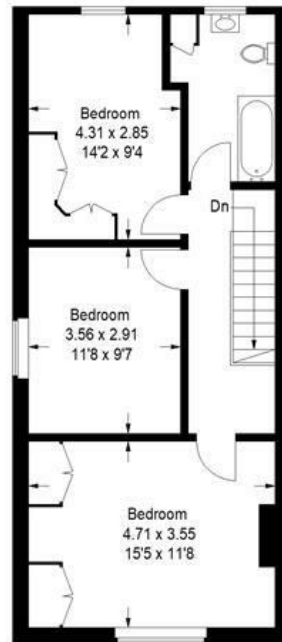


# Fulwell Road

Approximate Gross Internal Area  
 115.9 sq m / 1247 sq ft  
 Garage = 14.9 sq m / 160 sq ft  
 Total = 130.8 sq m / 1407 sq ft



**Ground Floor**  
 655 sq ft / 60.9 sq m



**First Floor**  
 592 sq ft / 55.0 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073230)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

\*\*All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them\*\*