

**Waldegrave Road  
Teddington  
TW11 8LA**

**£1,350,000**

**ChaseBuchanan**





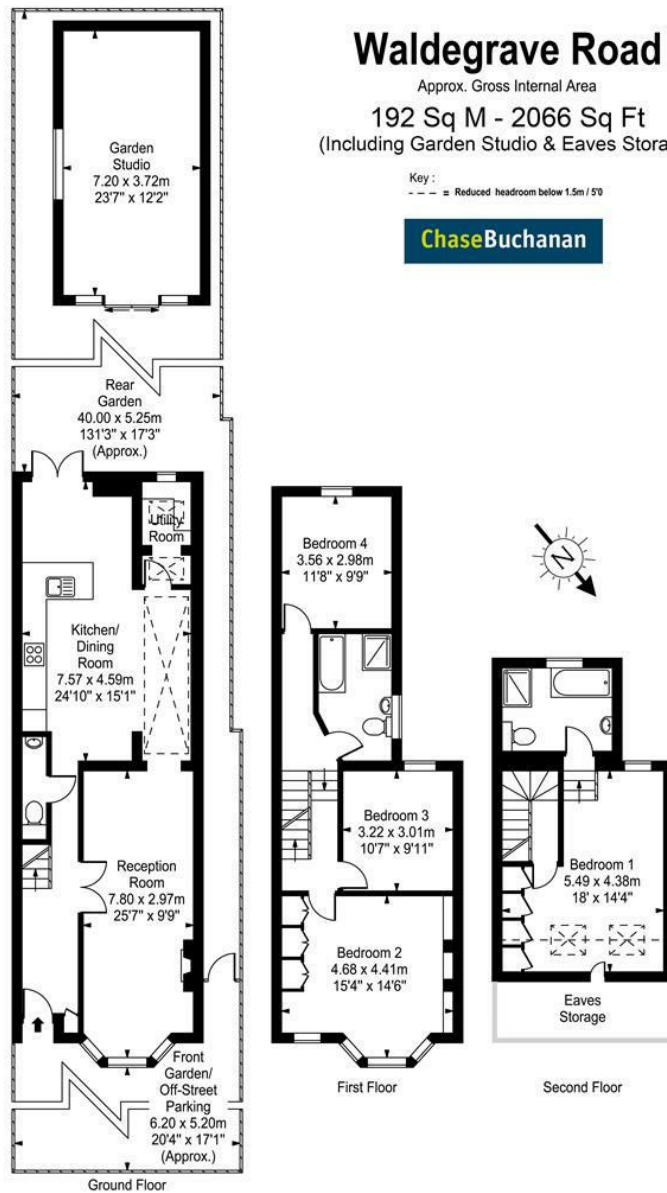
# Waldegrave Road

Approx. Gross Internal Area

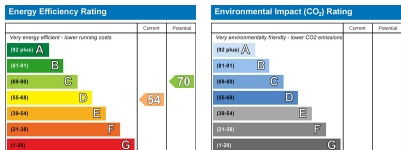
192 Sq M - 2066 Sq Ft  
(Including Garden Studio & Eaves Storage)

Key: --- = Reduced headroom below 1.5m / 5'0"

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Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)



Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.

- Viewings accompanied by Chase Buchanan
- Victorian built family home
- Four bedrooms
- Two bathrooms
- Off street parking
- Close to high street and station
- Downstairs W.C.
- West facing rear garden with studio room

A handsome and substantial four bedroom Victorian family home located just off Teddington High Street with a perfect blend of period features and contemporary finishings, with the benefit of off street parking for two cars.

As you enter you are greeted by a welcoming entrance hall with an eye line straight through to the garden. There is a large through lounge with a bay window plantation shutters and an ambient gas fireplace. An archway leads you through to the heart of the home with a contemporary kitchen with white hi gloss units, five ring gas hob and a double oven. This room is spacious and also serves as an extra lounge/diner and comes with a stylish breakfast bar that has a Corian worktop making it ideal for entertaining and socialising with the family. There is a separate utility room that houses many appliances and is also great for storage.

French doors lead you onto a wonderful West-facing rear garden that has a patio area with side access and also a fantastic studio room with its own patio; currently used as an office but would also make a great play room, gym or Summer House. The studio has Wi-Fi, lighting, air conditioning, and sliding doors with fitted blinds. There are also two sheds behind the studio which can be used to store tools, sports equipment, and bikes.

The first floor has three good sized bedrooms and a family bathroom, and the top floor has an exceptional master bedroom with en suite bathroom and plenty of eaves storage.

Close by there are many boutique shops, restaurants, and the amenities of Teddington and Twickenham, including the David Lloyd Leisure Centre and The prestigious Lensbury Club. Locally there are excellent transport links, with Teddington train station offering direct access to London Waterloo and regular buses into both Kingston and Richmond town centres. Schools are sought after in the area and this property is within close proximity to some of the area's finest education facilities.

For more information or to book a viewing, please contact:

020 8977 1166

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43 High Street, Teddington, TW11 8HB