



## Lammas Road, TW10

### £900,000

A beautifully presented mid terrace family home which has been stylishly extended by the current owners to create a modern and contemporary interior whilst offering approximately 1,234 sq ft of accommodation.

If its green open spaces you love then this location will not disappoint with Ham Common, Richmond Park, Petersham Meadows and the River Thames all on your doorstep. Families are also well catered for with the German School, Grey Court School and Meadlands Primary School. Teddington Lock provides easy access to Teddington High Street with Richmond and Kingston readily accessible via bus.

### Features

- Three Bedrooms
- Two Bathrooms
- Rear Extension
- Separate Utility Room
- Large South Facing Garden
- Off Street Parking



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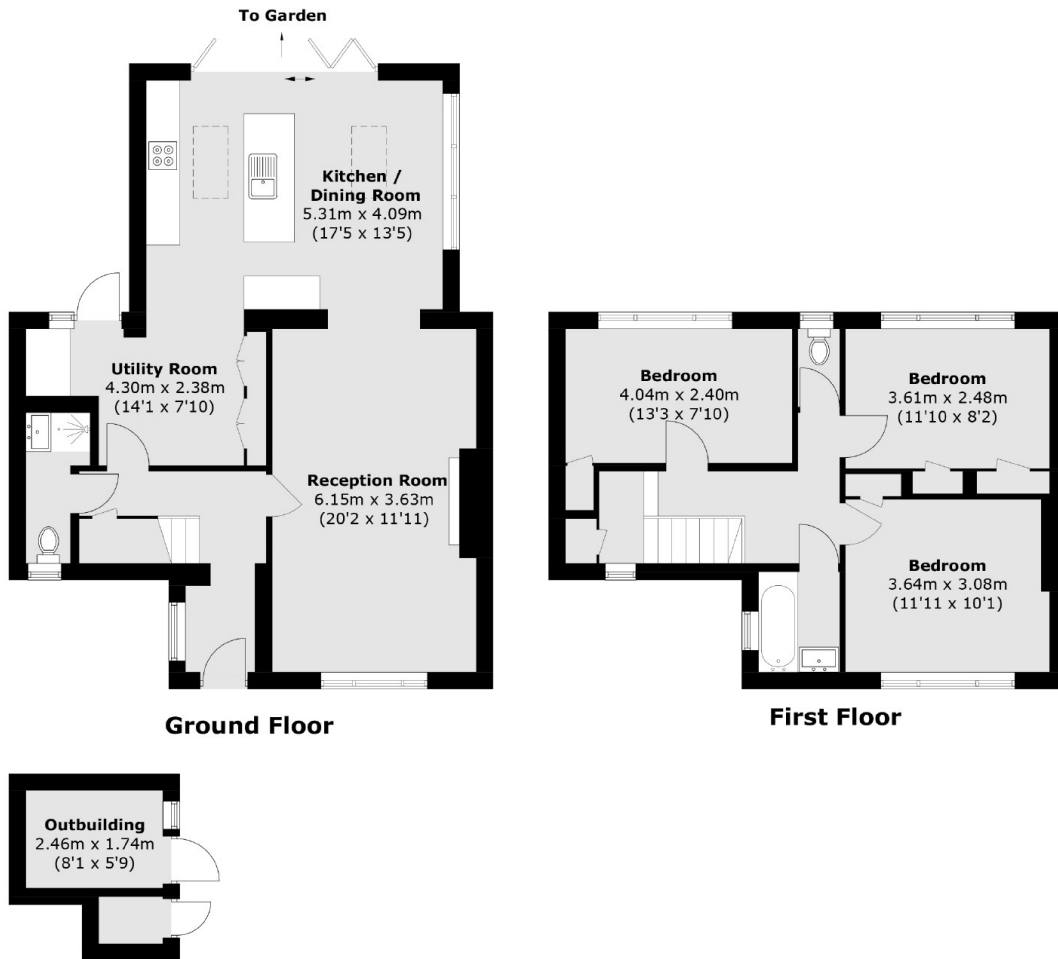
The ground floor comprises an entrance hall with downstairs shower room and WC, a large reception room with fireplace, a modern rear extension with spectacular open plan kitchen/dining room and bi-fold doors leading to the rear garden, and a generous utility room.

The first floor accommodation consists of a landing, a master double bedroom to the front, two further bedrooms to the rear and a modern family bathroom.

To the front is off street parking for two vehicles and side access through to the garden. Outside to the rear is a large south facing garden laid to lawn and patio. The property is ideally located for a number of excellent local schools including Greycourt, The German School, Tiffins School and Meadlands.



# Lammas Road, Richmond, TW10



**Ground Floor**

**First Floor**

(Not Shown In Actual  
Location / Orientation)

Total area (approx.): 114.7 sq. m (1234.6 sq. ft)  
Outbuilding area (approx.): 5.7 sq. m (61.3 sq. ft)