



## Blagdon Walk, TW11

£699,950

End of terrace modern house in a 1960's Eric Lyons Span Style development of 39 homes with access to residents only woodlands, natural pond and nature reserve.

The house is situated in a secluded cul de sac off Munster Road in the river roads close to local shops, station and ideal for school catchment. Teddington High Street and Kingston Town centre are close by, as is the river Thames and Royal Bushy Park.

### Features

- End Of Terrace
- Garage & Parking
- Eco Refurbishment
- Two Bedrooms
- Access to Private Woodland & Pond
- Downstairs Cloakroom



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This house is newly refurbished by the current owners and is light and airy throughout with a private garden and garage adjacent to the garden, plus side gate access to the garden. The complete renewal included extensive insulation to the house and replacement of fixtures, fittings, floors, ceilings, doors, windows and skylights, plus installation of an Air Source Heat Pump and wet underfloor heating both upstairs and downstairs. Solar panels were also installed to further optimise the energy efficiency of the house.

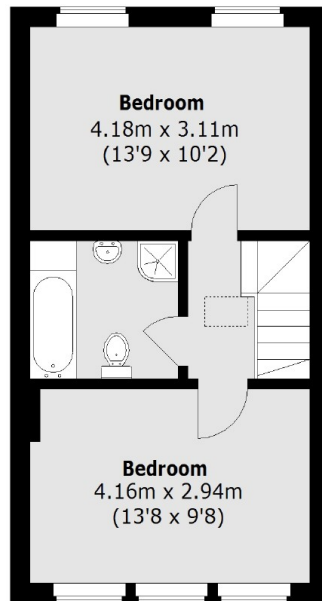
The downstairs cloak room is off the hallway which leads into the open plan reception room containing a new kitchen at the front of the house. The dining and sofa area at the back overlooks the garden through new floor to ceiling patio sliding doors. The garden has flexible patio and lawn areas and side gate access.

There are two generous double bedrooms on the first floor plus a large newly fitted family bathroom with a large skylight. Most of the neighbouring properties have the back bedroom as 2 bedrooms and this would be a very straightforward operation for those preferring three bedrooms.



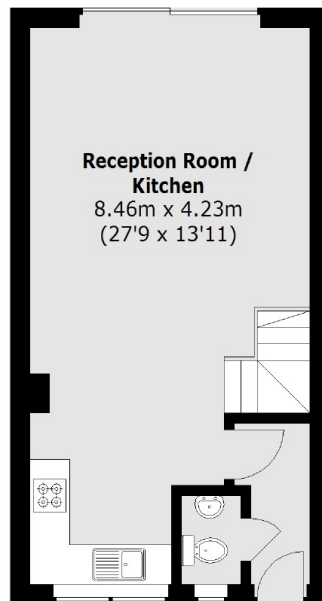


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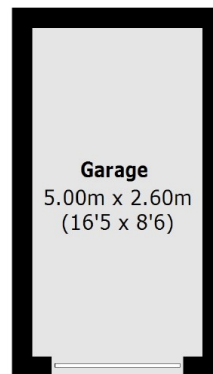
## First Floor

To Garden  
↑



## Ground Floor

Total area (approx.): 72.51 sq. m (780 Sq. ft)  
Garage: 13.20 sq. m (142 Sq. ft)



(Not Shown In Actual  
Location / Orientation)