



## Clarence Road, TW11

£1,625,000

Set on one of Teddington's most sought-after residential roads, Clarence Road offers a wonderful opportunity to acquire a substantial five-bedroom semi-detached family home with immense potential for further extension. The property features a shared driveway, garage and an impressive rear garden extending over 100 ft.

The property is located on one of the most sought-after roads in Teddington. Teddington railway station (with direct train services to London Waterloo) and Bushy Park are both 0.2 miles away. Teddington High Street, with its independent shops and wide range of restaurants, pubs and cafes, is only 0.4 miles away.

### Features

- Semi-Detached
- Five Bedrooms
- Central Location
- Over 100ft Garden
- Garage
- Close Proximity to Bushy Park



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The ground floor comprises a welcoming entrance hall, a bright double reception room with distinct living and dining areas, and a separate kitchen leading directly onto the rear garden.

To the first floor, there are three bedrooms and a family bathroom, while the top floor conversion provides two additional bedrooms and a modern shower room .

To the rear, the beautifully sized garden offers excellent privacy and ample space for outdoor dining, play, or potential extension. The shared driveway provides convenient access to the garage.





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Total area (approx.): 146.9 sq. m (1,581.2 sq. ft)  
 Outbuildings: 5.6 sq. m (60.3 sq. ft)  
 Garage: 11.3 sq. m (121.6 sq. ft)  
 (Excluding Eaves)