

# SNELLERS

ESTATE AGENTS



**Kingston Road, TW11**

**£1,395,000**

A charming and versatile four bedrooms, two reception rooms Victorian family house offering almost 2,000 sq.ft of living space set over four floors. The house has been extended by the current owners and has planning permission to extend up on the roof terrace. They property has a large lawned garden with garden room, and off-street parking.

The house is perfectly situated in between Hampton Wick and Teddington stations, with local shops and buses on your doorstep and Bushy Park and the River Thames close by. The immediate area is well served by local schools including Collis and Teddington school.



The front door is on the raised ground floor, and leads into the entrance hall. The entrance hall has a cloakroom with WC. On this floor at the front of the house there is a reception room which is currently being used as an extra bedroom. This is a bright room with a deep bay window and has a lovely fireplace and period cornicing too. There is an enormous family bathroom on this floor which has a window looking onto the garden and built-in cupboards. On the lower ground floor there is a fabulous, extended kitchen/family/dining room. This room has a range of contemporary style units, space for a dining table & chairs and there is space for two large sofas with room to sit and relax with your family. At the rear there are glazed sliding doors onto the garden.

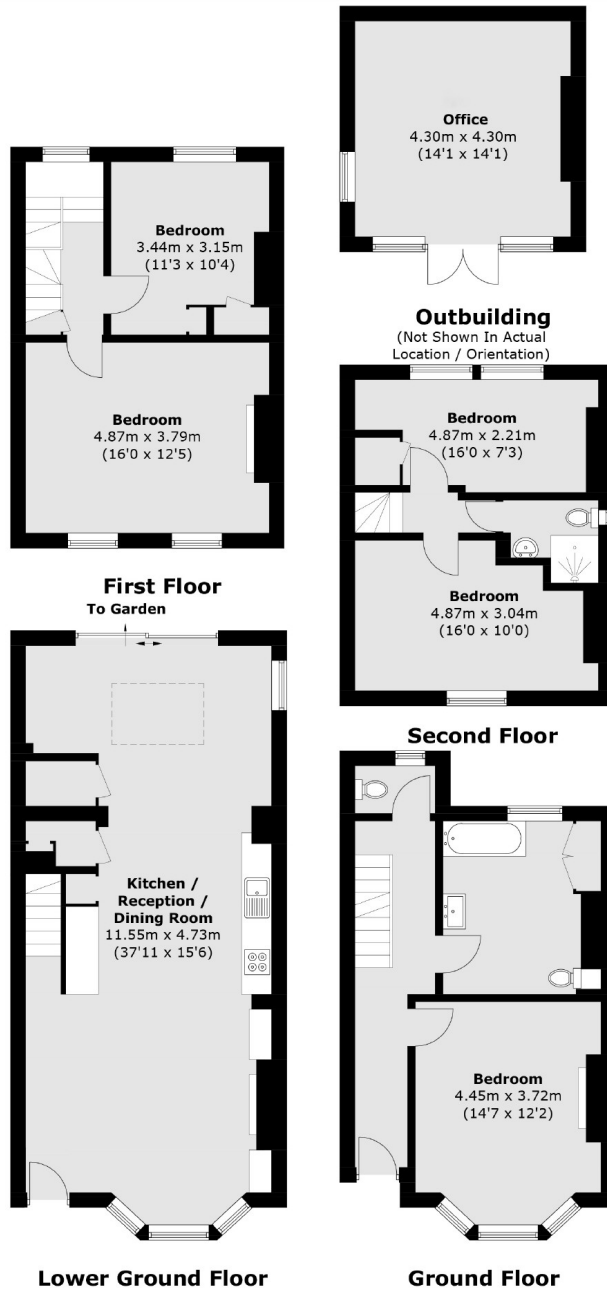
On the first floor, there are two bedrooms. On the top floor there are a further two double bedrooms and there is a shower room.

Externally, there is a delightful rear garden which is west facing and has a terrace to the house itself which is perfect for al-fresco dining. The remainder is laid to lawn and has established flower/shrub beds and many mature trees. At the bottom of the garden there is a large garden room, which can be used as a home office, gym or similar leisure space. The house also has the benefit of off-street parking to the front.



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Total area (approx.): 159.9 sq. m (1,721.0 sq. ft)  
Outbuilding (approx.): 18.7 sq. m (201.3 sq. ft)

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