

# SNELLERS

ESTATE AGENTS



**Langham Road, TW11**

**£6,000 PCM**

This rarely available family home located on one of Teddingtons premier roads, offers over 1,750 sq.ft of living space, spread over three floors. There are two generous reception rooms, eat in kitchen, four bedrooms, a west facing rear garden and off-street parking.





On the ground floor, at the front of the house there is a double reception room which takes you through to an extended kitchen/family room and separate utility room. There is plenty of space for a dining table and chairs and space for a sofa to sit and relax with your family. This room has views over the rear garden and has contemporary style tri-fold doors leading outside.

A further benefit to the garden, is a fully functioning, charming garden studio, offering endless possibilities for work, creativity, or relaxation. With electricity, heating, and WiFi connectivity, this versatile space is perfect for a home office, art studio, or simply a tranquil escape amidst the beauty of the garden.

On the first floor, there are three bedrooms and a family bathroom. On the top floor there is a fourth bedroom which has a Juliette balcony and an en suite shower room.

Langham Road is located just off Teddington High Street and under half a mile from Teddington mainline station with its fast transport links into London Waterloo.

- Garden Studio • Off Street Parking • Great School Catchment •
- Period Features • West Facing Garden • Premier Road •







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Total area (approx.) : 162.2 sq. m (1746 sq. ft)  
Total summer house area (approx.) : 12.4 sq. m (133 sq. ft)  
Total balcony area (approx.) : 1.5 sq. m (16 sq. ft)

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