

# SNELLERS

ESTATE AGENTS

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**St. Marys Avenue, TW11**

**£845,000**

A fabulous three bedroom family house with character features, that has been the subject of improvement by the current owners. The house can be easily extended with permission in place for both a ground floor extension and loft conversion with detailed drawings negotiable upon request.



On the ground floor at the front of the house, there is a formal reception room with a large window capturing the street square aspect, exposed brick chimney and stripped wood flooring. At the rear of the house, the kitchen is perfectly positioned to benefit from the early morning sunlight and views of the rear garden. This is a bright room with contemporary units at eye and base level with stained wood work-surfaces and stripped wood flooring. The bathroom is adjacent, with ample natural daylight, bright surfaces and operable window.

On the first floor, there are three bedrooms, one containing full-height fitted wardrobes. Above, a large loft which can easily be converted.

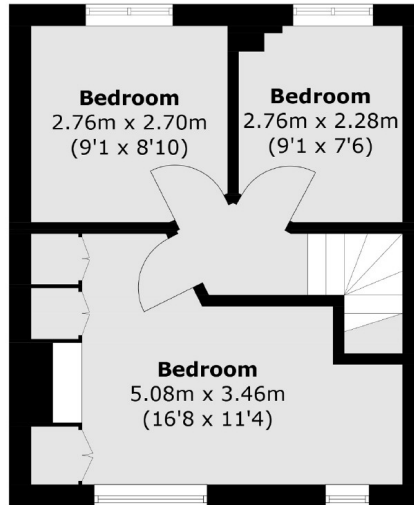
Externally, in addition to the front garden, there is a fabulous rear garden consisting of a large decking area, flower / shrub beds, laid lawn and established fruit trees. At the far end, there is space for a large garden shed (permission granted) and separate rear access.

The house is situated in a quiet cul-de-sac overlooking a pretty 'garden square' and is just 0.3 miles from Teddington station. The High Street with its boutique shops, bars and restaurants is just a short distance further and there is easy access to Bushy Park too. The area is well served by highly regarded schools.

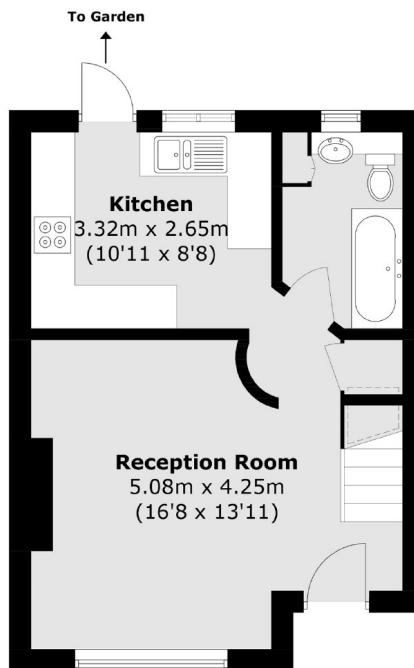


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**First Floor**



**Ground Floor**

Total area (approx.): 67.1 sq. m (722.2 sq. ft)

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