

# SNELLERS

ESTATE AGENTS



**Broom Road, TW11**

**£2,499,950**

A truly outstanding detached five bedroom family house offering almost 3,000 sq.ft of immaculately presented living space set over three floors and having the advantage of off-street parking and an enormous rear garden. This house also has the benefit of no forward chain.



On the ground floor there is a wide entrance hall with a cloakroom having WC. At the front of the house there is a formal reception room and this has views over the front garden. There is a useful study and this room has glazed French doors leading outside. There is a long double reception room, and this leads into a huge kitchen/dining room. The kitchen has an extensive range of contemporary units with stone countertops and a large island for informal dining and entertaining. From the dining area there is easy access and lovely views over the garden. Finally, on the ground floor there is a spacious utility room.

On the first floor, there are three large double bedrooms to of which have en suite bathrooms. All of these rooms have fitted wardrobes. There is a large, luxurious family bathroom on this floor too. On the top floor there are two further large double bedrooms, both having fitted wardrobes and access to a large bathroom/

Externally, there is extensive off-street parking to the front of the house and to the rear is the most amazing rear garden. The garden has incredible flower/shrub beds and many mature trees and a large shaped area of artificial lawn too.

The house is situated in an enviable location close to the river Thames. Hampton Wick station is very close, and the superb shopping facilities of Kingston are just a short distance further.



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Total area (approx.): 261.8 sq. m (2818.0 sq. ft)  
(Excluding Eaves)

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