

# SNELLERS

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**Watts Lane, TW11**

**£1,075,000**

A charming end terraced Victorian family house situated in a unique location at the end of a quiet cul-de-sac just off the High Street. The house offers over 1,700 sq ft of living space (including the garden room) set over three floors and a secluded garden with a custom-built garden room.



On the ground floor there is a cosy reception room to the front of the house, with windows looking onto the street. At the rear of the house there is an extended family room, with space to sit and relax maybe watching TV and having bi-folding doors onto the garden. There is a kitchen/breakfast room and also a utility room with separate cloakroom with WC.

On the first floor there are three bedrooms, one of which has an en-suite shower room. There is a spacious family bathroom on this floor too. On the top floor there is another bedroom with built-in wardrobes.

Externally, there is a large garden room which has a studio area, fitted kitchen and a shower room. The pretty rear garden has side pedestrian access leading to an area where the current seller has off-street parking.

The house is situated at the end of a quiet cul-de sac just off Teddington High Street. The station is just a few moments away and there is easy access to Bushy Park and the River Thames too.

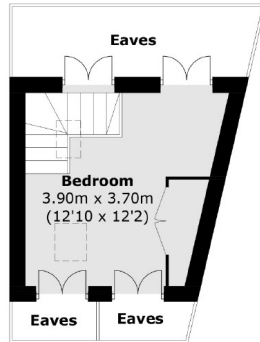
- Four Bedrooms • Two Receptions • Kitchen/Diner •
- Two Bathrooms • Garden Room • Pretty Garden •



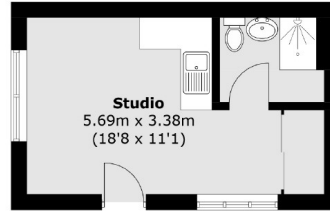


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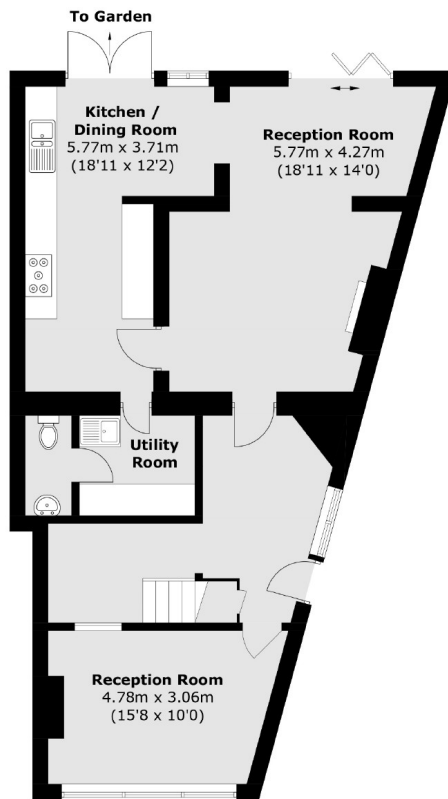
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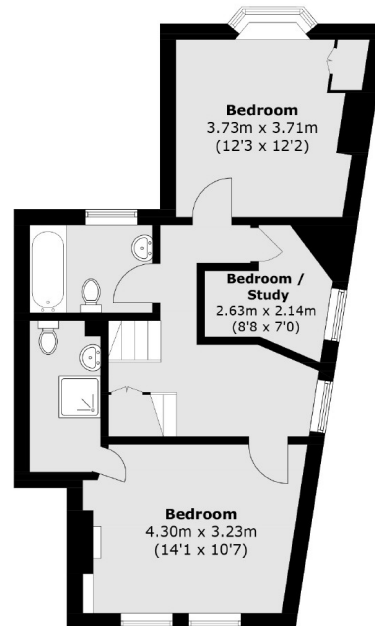
**Second Floor**



**(Not Shown In Actual Location / Orientation)  
Outbuilding**



**Ground Floor**



**First Floor**

Total area (approx.): 142.1 sq. m (1529.5 sq. ft)  
Outbuilding area (approx.): 19.3 sq. m (207.7 sq. ft)  
(Excluding Eaves)

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Energy Rating: D We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order