

SNELLERS

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Trowlock Island, TW11

£1,150,000

A truly unique detached bungalow situated in the most perfect location on a traffic-free private island on the River Thames. The house offers over 1,200 sq ft of well presented living space including a separate studio which provides rental income for the owners. The house also has the advantage of plenty of private parking and the most stunning direct river views.



The main reception room is a stunning space and has fabulous views over the river. This room has an open-plan contemporary style fitted kitchen with a large island for informal entertaining and dining too. There is an adjoining conservatory/sun room and this again has direct views over the river. This would be a perfect dining room and has previously been used as a gym, a study/home office and space for the family to relax.

The principal bedroom has river views and there is an en-suite shower room. There is a second double bedroom and there is a full family bathroom too. There is a separate studio and this has an open-plan reception room with fitted kitchen, double bedroom and a bathroom.

Externally there is a delightful courtyard garden to the front of the house and there is a fabulous mainly lawned garden with picket fencing leading onto the river and there is a private mooring too. Off the island there is extensive parking for residents and visitors.

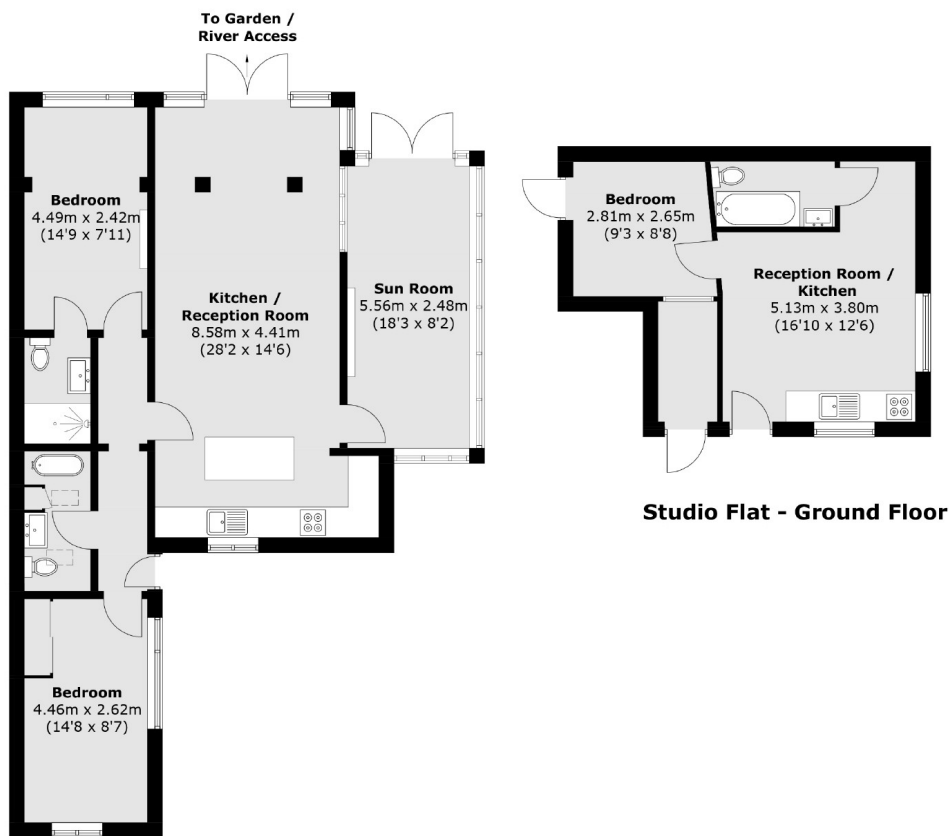
Trowlock Island is a unique residential island in the River Thames 450 metres upstream of Teddington Lock on the non-tidal Kingston reach. The area is well served by highly regarded local schools and Teddington High Street with it's fabulous shops, bars and restaurants is close by.

- Lovely Reception • Open Plan Kitchen • Three Bedrooms •
- Three Bathrooms • Separate Studio Flat • Moorings •



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Ground Floor

Total area (approx.): 82.4 sq. m (886.9 sq. ft)
Studio Flat area (approx.): 30.8 sq. m (331.5 sq. ft)

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Energy Rating: E 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