

# SNELLERS

ESTATE AGENTS

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**Langham Road, TW11**

**£1,950,000**

A truly wonderful halls-adjoining semi-detached family house situated in one of Teddington's most prestigious streets. The house offers over 2,000 sq ft of well presented living space set over three floors and has the most fabulous rear garden. The house also benefits from off-street parking and a garage too.



On the ground floor there is a wide hallway with a cloakroom having WC. At the front of the house, there is an elegant double reception room which has fitted alcove storage, fireplace with wood burning stove, sash windows with shutters and cornicing. There is a useful utility room, and at the rear of the house there is an extended kitchen/dining/family room. This room has wood flooring, and a fitted kitchen with granite worksurfaces. There is space for a dining table and space for your family to sit and relax. There are bi-folding doors leading outside.

On the first floor, there are three double bedrooms and there is a spacious family bathroom. On the top floor there are two further double bedrooms, and in between these there is a shower room.

Externally, there is a garage, a small garden room with shower room (could be used as a home office), a large garden which is mainly lawned and a garden shed. At the foot of the garden there is a second garden room, currently used as a home office. There is off-street parking both to the front and the side of the house

Langham Road is just off Teddington High Street and under half a mile from Teddington mainline station with its fast transport links into London Waterloo. There are excellent schools nearby including Collis Primary School.





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Total area (approx.): 190.4 sq. m (2097.7 sq. ft) (Excluding Eaves)  
Outbuilding (approx.): 20.5 sq. m (220.7 sq. ft)

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