

# SNELLERS

ESTATE AGENTS

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**Church Road, TW11**

**£1,395,000**

A truly outstanding four bedroom family house situated in the perfect 'village' location just moments from local shops and bus routes. This house offers almost 1,700 sq ft of beautifully presented living space set over three floors and has been the subject of much renovation by the current owners.



On the ground floor, the entrance hall has a cloakroom with WC. There is an elegant double reception room which has Oak flooring, fireplace with wood burner, sash windows with fitted shutters and glazed French doors into the kitchen. The kitchen has been fully extended and is a fabulous entertaining space. There is a range of contemporary units with a large island, perfect for informal dining. This room has windows overlooking the garden and French doors leading outside.

On the first floor, there are three bedrooms and there is a family bathroom. On the top floor there is a fabulous principal suite with a bedroom, dressing area and a luxurious shower room.

Externally, there is a beautiful low maintenance rear garden which has a patio to the house and an area of artificial lawn with flower/shrub beds. At the bottom of the garden there is a bespoke garden room which is perfect for a home office or den.

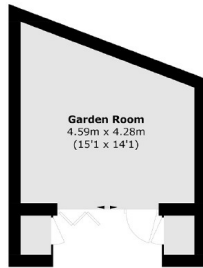
This house is situated in a perfect location, just moments from local shops and bus routes, and the High Street with its boutique shops, bars and restaurants just a short distance further. Teddington station is just a short distance away and the area has highly regarded schools with St Marys & St Peters on the doorstep.

- Double Reception • Extended Kitchen • Four Bedrooms •



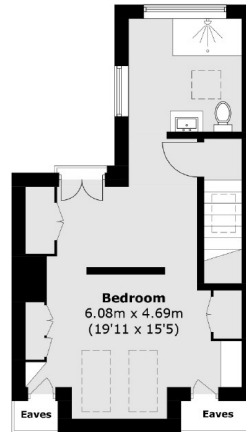
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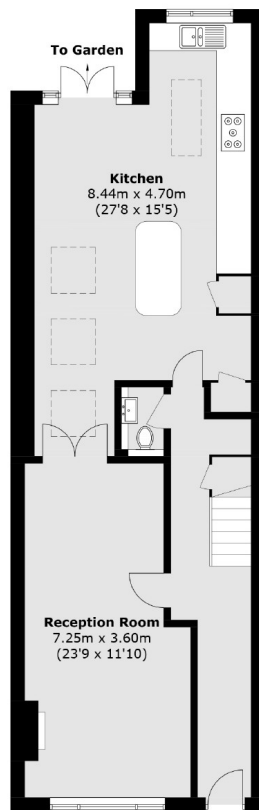


**Outbuilding**

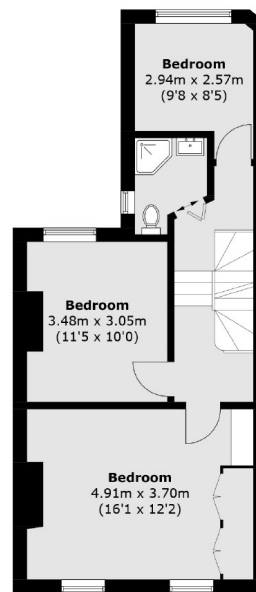
(Not Shown In Actual Location / Orientation)



**Second Floor**



**Ground Floor**



**First Floor**

Total area (approx.): 155.6 sq. m (1,674.8 sq. ft)  
Outbuilding: 18.5 sq. m (199.1 sq. ft)  
(Excluding Eaves)

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