

# SNELLERS

ESTATE AGENTS



**Church Lane, TW11**

**£855,000**

A beautifully presented three double bedroom family house situated in an ideal cul-de-sac location just a few moments from the 'hustle and bustle' of the town centre. This house offers almost 1,300 sq ft of immaculately presented living space set over three floors with off-street parking. There is no chain as probate has been granted.



On the ground floor, the entrance hall has a cloakroom with WC. At the front of the house there is a reception room/TV/snug. This room has built-in cupboards and windows to the front. At the rear of the house there is a fabulous open-plan kitchen/dining/reception room. This is a fabulous room and has glazed French doors leading onto the rear garden. The kitchen has extensive fitted units at eye and base level with stone countertops, and there is a long breakfast bar for informal dining. This room has space for dining table & chairs and also room to relax with your family.

On the first floor there are two double bedrooms, both of which have fitted wardrobes. There is a spacious family bathroom with walk-in shower. On the top floor there is another large double bedroom which has eaves storage cupboards.

Externally, there is off-street parking to the front of the house and at the rear there is a delightful courtyard garden

This house is situated in a quiet cul-de-sac location with the High Street and it's amazing shops just moments away. Teddington station is just a short distance away and there are many schools including St Mary's & St Peter's on your doorstep.

- Large Reception • Open Plan Kitchen • Three Bedrooms •
- Bathroom • Parking Space • No Chain - probate granted •



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**Ground Floor**

**First Floor**

Total area (approx.): 120.0 sq. m (1,291.7 sq. ft)  
(Excluding Eaves)

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Energy Rating: C 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