



## River Reach, TW11

£999,950

Offers In Excess Of- This spacious home is located in the popular River Roads and forms part of a desirable Riverside development. Well located for schooling and transport links it is a must see. The property has off street parking, four bedrooms and available with no onward chain.

River Reach is accessed via Broom Water off Broom Road. It is within easy reach of Teddington and Hampton Wick station along with Teddington High Street and Kingston Town Centre.

### Features

- Modern House
- Four Bedrooms
- No Onward Chain
- Off Street Parking
- Popular Residential Cul-de-sac
- Exclusive River Access



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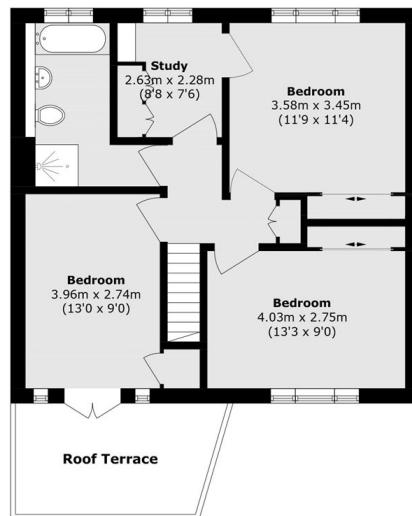
Upon entering the property, you are welcomed into a spacious hallway that leads seamlessly through to a bright reception room, ideal for both relaxing and entertaining. The reception room benefits from a large bay window that flows naturally into the dining area, creating a wonderful sense of space and light, and continues through to the separate kitchen. Double doors from the dining area open directly onto the garden, providing an excellent indoor-outdoor connection. The modern kitchen is thoughtfully designed, offering ample worktop and storage space and serving as an excellent hub for social gatherings. The ground floor is further enhanced by a practical utility room and a contemporary shower room. In addition, there is a versatile ground floor bedroom which can be adapted to suit your needs, whether as a home office, gym, or guest bedroom.

The first floor offers four bedrooms, including three generous double rooms, all benefiting from built-in storage. One of the front-facing bedrooms enjoys the added feature of a private balcony. Completing this level is a bathroom fitted with a separate shower cubicle, along with access to the loft, providing valuable additional storage space.

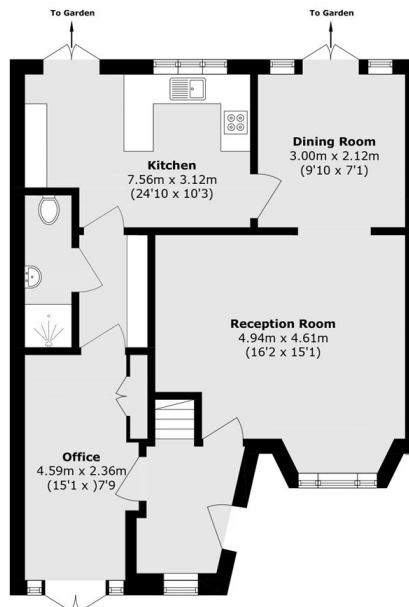
Externally, the property benefits from driveway parking to the front. Residents also enjoy access through Riverside Court, leading directly to the riverbanks, offering a peaceful and scenic setting within the development.



# River Reach, Teddington, TW11



**First Floor**



**Ground Floor**

Total area (approx.): 128.3 sq. m (1381.0 sq. ft)

Roof Terrace area (approx.): 9.0 sq. m (96.8 sq. ft)