

DANIEL JOHNSON
exp

Riverview Lodge, Broom Close
Teddington

£1,325,000

Riverview Lodge, Broom Close, Teddington

- Victorian family house
- Part of the original Victorian house on this site
- Enjoys views towards the River Thames
- Four bedrooms
- Two bathrooms
- Two reception rooms
- Off-street parking
- Garage with mezzanine storage
- Half mile from Hampton wick train station
- In catchment for several popular state schools

This unique Victorian family house, together with its separate garage, offers nearly 2,100 sq ft of excellent internal space. Predating the surrounding landscaped development, it occupies an elevated position and enjoys attractive views over the grounds and towards the River Thames.

Internally, it offers a broad entrance hallway with handy cloak and additional storage, a WC plus a separate utility cupboard for washer & dryer. This area leads to an open-plan kitchen/dining area which features attractive wood flooring, gorgeous corniced high ceilings, a gas coal-effect fireplace with grand Marble surround. To the rear, this opens on to a private lawn garden.

The staircase takes one up to the second, main reception lounge area on the first floor and to the rear of the property the main bedroom with views towards the River and open gardens. This bedroom includes fitted wardrobes and an en-suite bathroom. The second floor offers two further double bedrooms plus a single bedroom. These rooms are served by a family shower room and a handy kitchenette and access to the boiler.





Riverview Lodge, Teddington

As an ideal family property in the heart of the Teddington riverside area, this unique property is within catchment for the popular Teddington Secondary School as well as several 'Ofsted' outstanding primary schools including Hampton Wick, St John The Baptist and approx. one mile from Collis.

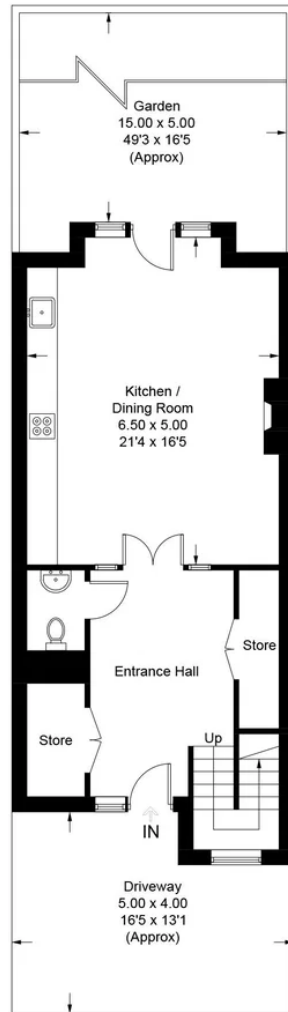
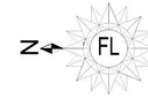
It is also located within half a mile of Hampton Wick train station which offers up to 8 direct services per hour into London Waterloo. Please note that Riverview Lodge is a freehold property with its own private garden, garage and parking for two cars. It does not include ownership of, or rights of access to, the landscaped grounds or river frontage.

EPC rated D



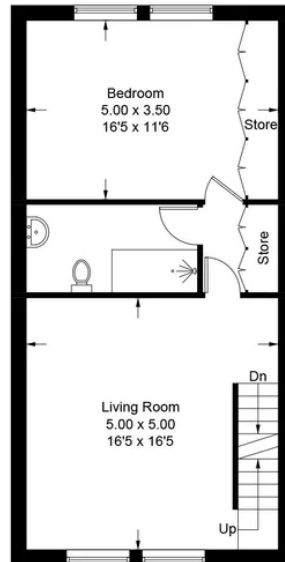
Broom Close, Teddington

Approximate Gross Internal Area = 159.41 sq m / 1716 sq ft
 Garage / Studio = 35.3 sq m / 380 sq ft
 Total = 194.71 sq m / 2096 sq ft



Ground Floor

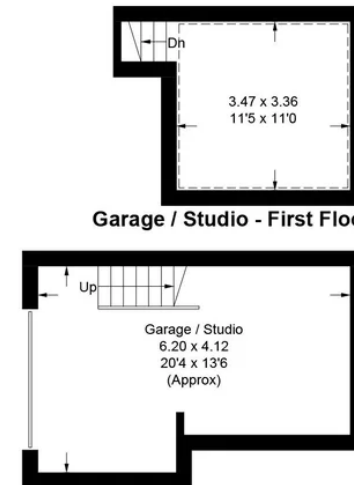
= Reduced headroom below 1.5m / 5'0



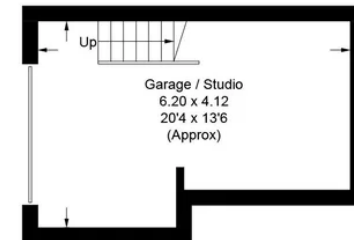
First Floor



Second Floor



Garage / Studio - First Floor



Garage / Studio - Ground Floor
 (Not Shown In Actual Location / Orientation)

O: 020 8102 8883

M: 07717 822 744

E: Daniel.johnson@expuk.com

W: danieljohnson.expuk.com

DANIEL JOHNSON | **exp**

KNOWLEGABLE LOCAL INDEPENDENT ESTATE AGENT