



**89 Admiralty Way**  
Teddington TW11 9NN

**Asking Price - £949,950 (Freehold)**

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 2

This modern and well-presented family house is located in the very desirable Admiralty Way development which is a very private & secluded development, built around 2000 with generous grass areas. The house offers three bedrooms and features an attractive corner turret where it provides an impressive master bedroom with vaulted ceiling and en-suite shower room. On the ground floor, there is a generous central hallway with ground floor WC and to the front, a dining room leading to modern kitchen and to the rear a spacious living room with French doors on to an enchanting westerly-facing lawn garden, which receives excellent sun light throughout the afternoons. There is a side gate by the front door giving excellent side access to the garden too.

To the front of the property there are TWO allocated off-street parking spaces. The location is excellent for families especially as it is a this well-maintained development with excellent landscaping. It is so close to the wonderful expanse of Bushy Park only 300 yards away and within only 1/2 mile from train station. There are excellent schooling options from here too - it is in catchment for several state schools including Teddington & Turing House secondary schools and the Ofsted outstanding Collis Primary and potentially SM&SP too. Offered to the market with no onward chain. Estate charge - approx. £540pa  
EPC rated C





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## Admiralty Way

Approximate Gross Internal Area = 94.3 sq m / 1015 sq ft

Shed = 4.1 sq m / 44 sq ft

Total = 98.4 sq m / 1059 sq ft



Featherstone Leigh Residential Ltd

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale. (ID1280039)