

**Broom Road
Teddington**
TW11





A superb family home which benefits from off street parking for one car.



Located in a desirable residential area and set only moments from the River Thames, sits this delightful four bedroom terraced house arranged over three floors and measuring 1,429 sq ft approximately. The property is immaculately presented by the current owners and offers an excellent blend of living and entertaining space, ideal for a family.

On the ground floor, there is a wonderfully light open plan kitchen/dining/reception room with bi-fold doors that provide access to a landscaped south west-facing garden.

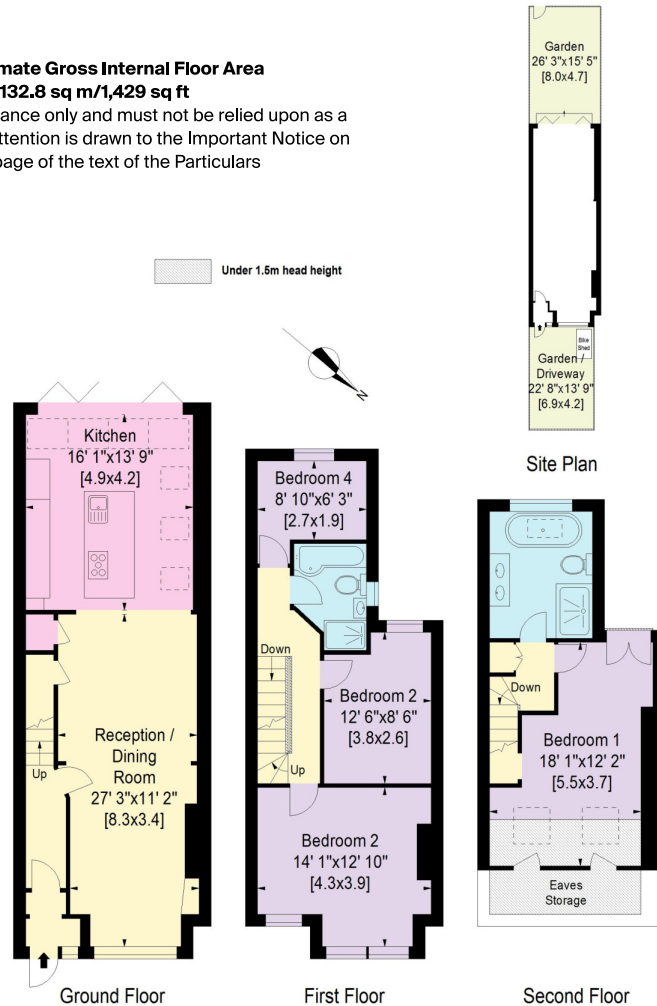
On the first floor, there are two double bedrooms, a single bedroom, and a well-appointed family bathroom.

On the top floor, there is a generous principal bedroom with a Juliette balcony and a further bathroom with twin sinks and a separate shower unit.



Approximate Gross Internal Floor Area
132.8 sq m/1,429 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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Guide price/Tenure

Available on request/Freehold

Local authority

London Borough of Richmond upon Thames

Location

The property is located on Broom Road and 0.8 miles from Teddington High Street which offers an excellent array of cafes, boutiques, restaurants and shops. Bushy Park with its 1,100 acres of parkland is also situated 1.1 miles away and offers an excellent venue for walking, cycling and running.

The property also benefits from excellent schools and these include; Hampton Wick Infant and Nursery School (0.5miles), Sacred Heart Roman Catholic Primary School (0.42 miles), Collis Primary School (0.46 miles) and The Tiffin Girls' School (0.54 miles).

Local transport links are excellent and include numerous bus routes to surrounding areas, plus fast and frequent trains to Central London (Waterloo) from Teddington Station via South West Trains (37 minutes). The property is well placed for access to the A316/M3, M4 and M25 motorways. Heathrow Airport is approximately 6 miles away, which is perfect for those who travel abroad often.

*All times and distances are approximate.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2021. Photographs and videos dated October 2021.

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