



## A BEAUTIFULLY PRESENTED 3 BEDROOM FAMILY HOME.

FIELD LANE  
TEDDINGTON, MIDDLESEX, TW11 9AW

**Unfurnished, £2,950 pcm** + fees and other charges apply.\*

**Available from 20/08/2019**



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£2,950 pcm Unfurnished

- Three double bedrooms • Two bathrooms •
- Downstairs WC • Eat in modern kitchen •
- Reception room • 0.2 miles of Teddington Station
- EPC Rating = A • Council Tax = F

## Situation

The house is situated just off Teddington High Street with its bars and restaurants and close to outstanding schools. Located 0.2 miles of Teddington Station

## Description

The house comprises a lounge, a modern and fully fitted kitchen with bi folding doors leading to the large garden. On the first floor there are two generous double bedroom with built in storage and a family bathroom. The master bedroom with en suite is on the second floor overlooking the garden.

## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

## Viewing

Strictly by appointment with Savills.





**Field Lane**  
 Approximate Gross Internal Area = 1302 sq ft / 121 sq m (Excluding Reduced Headroom)  
 Reduced Headroom / Eaves Storage  
 68 sq ft / 6.3 sq m  
 Total = 1370 sq ft / 127.3 sq m



□ = Reduced headroom below 1.5m / 5'0"

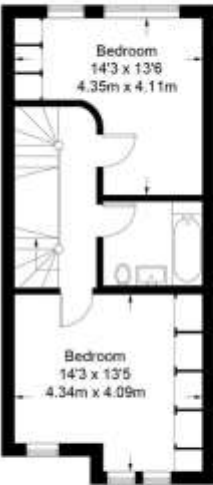


Ground Floor = 584 sq ft / 54.3 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



Second Floor = 241 sq ft / 22.4 sq m  
 (Excluding Reduced Headroom / Eaves Storage)



First Floor = 477 sq ft / 44.3 sq m

# FLOORPLANS

Gross internal area: 1302 sq ft, 121 m<sup>2</sup>

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-)                                       | <b>A</b> | 92                      | 93        |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190625HEW

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