



A handsome modern home in central Teddington

Langham Road, Teddington, Middlesex, TW11

£2,095,000 Freehold

savills

Central Teddington location • Modern family home • Off-street parking

Local Information

Langham Road is a delightful tree-lined road moments from Bushy Park and conveniently located for the extensive facilities in Teddington. These include a number of the well known high street names together with a charming selection of eclectic boutiques, cafes and restaurants.

Access to the south and west of England is provided by the nearby A316 arterial road linking the area to the M3 and also accessible is the A4 providing a link to the M4. A selection of bus routes operate nearby. Heathrow airport is about 20 minutes away by car.

The much acclaimed Lensbury Club, a private sports club with an extensive range of sailing and recreational facilities, is a short drive away.

About this property

This five bedroom detached home is located on one of the most sought after roads in Teddington.

Built in 2005, to an exacting standard, the property has subsequently been extended further and refurbished by the current owner.

The ground floor comprises a welcoming hallway with a formal reception room to the front of the house and a vast kitchen with open-plan living/dining space to

the rear. Completing the accommodation on this floor is a boot room accessed from the side door to the house, a utility room and guest cloakroom.

To the first and second floor we find five bedrooms with two family bathrooms including the principal bedroom suite to the front complete with walk-in dressing room and ensuite shower room.

To the rear of the property is a well-stocked and beautifully landscaped garden with seating areas perfectly designed for alfresco dining.

To the front of the property is off-street parking for two cars.

Tenure

Freehold

Local Authority

Richmond Upon Thames

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Richmond Office.

Telephone: +44 (0) 20 8614 9100.





Langham Road

Approximate Gross Internal Area = 2146 sq ft / 199.4 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 68 sq ft / 6.3 sq m
 Store = 23 sq ft / 2.1 sq m
 Total = 2237 sq ft / 207.8 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

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

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210421NLJF

