



A fantastic five bedroom family home in Teddington

Stanley Road, Teddington, Middlesex, TW11

£1,100,000 Freehold

savills

Excellent transport links • Beautifully refurbished • 5 bedrooms
• Large garden • Secure outdoor storage

Local Information

The house is conveniently situated between Teddington High Street and Fulwell train station.

Teddington has a charming atmosphere with a lovely and sophisticated selection of boutiques and restaurants, as well as a Marks and Spencer's food hall. Whilst slightly further afield Richmond and Kingston provide a comprehensive network of social, recreational and shopping amenities, with a large representation by many of the major retail outlets.

Teddington station offers a direct and regular overland service into London Waterloo. Fulwell station also offers a direct service to Waterloo within 40 minutes. The 24 hour bus routes, the 281 and 33 are on the doorstep. The A316 and the M3 are close at hand, thereby giving easy access to both Gatwick and Heathrow International airports.

There are a range of outstanding state and private schools, notably Waldegrave School, The Mall, St Mary's and St Peter's, St James' Primary, Newland House, Radnor House and St Catherine's.

Teddington also boasts the wonderful deer inhabited acres of Bushy Park, providing an ideal

retreat from the hubbub of daily life.

About this property

This fantastic home has been modernised to a high spec with zoned heating operated by remote. This home benefits from a beautifully renovated modern kitchen designed by Bulthaup. With a Bora hob and Quooker tap. There are bi-fold doors that open onto a fabulous west facing garden which benefits from a secure storage room at the back of the garden.

To the front of the property is a bright reception room with an original fireplace. The first floor provides three well proportioned double bedrooms served by a modern family bathroom. The second floor comprises two further bedrooms with good natural light. The downstairs loo further benefits as a utility room.

The garden room is a solid structure with electricity which is currently being used as a gym which could alternatively be converted to be a home office.

Energy Performance

EPC Rating = C

Tenure

Freehold

Local Authority

London Borough of Richmond Upon Thames



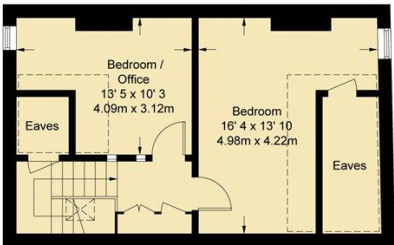


Stanley Road

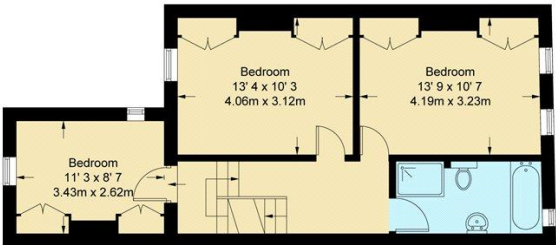
Approximate Gross Internal Area = 1831 sq ft / 170 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 126 sq ft / 11.7 sq m
Garden Room = 100 sq ft / 9.3 sq m
Store = 51 sq ft / 4.8 sq m
Total = 2108 sq ft / 195.8 sq m



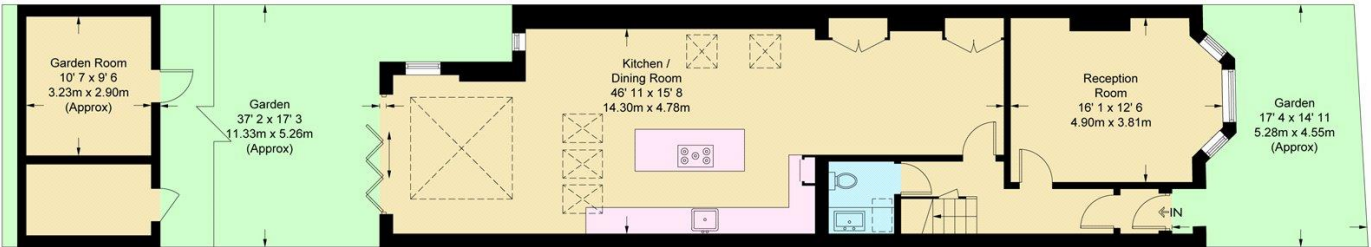
Reduced headroom below 1.5m / 5'0"



Second Floor



First Floor



Ground Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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