



Websters  
estate agents



# Kingsmead Close, Teddington, TW11 9EP

Link Detached 4 bedroom home with driveway parking, storage garage and a south facing garden in a highly regarded quiet location backing onto Collis School playing fields. Situated 0.4 miles from Teddington station, 0.5 miles from Sacred Heart Primary and 0.7 miles from Teddington School/Sixth Form.

Extended and refurbished by the current owners to offer 1335 sq ft of living space over 2 floors with modern fixtures, fittings and floorings, double glazed windows and doors and neutral decor throughout.

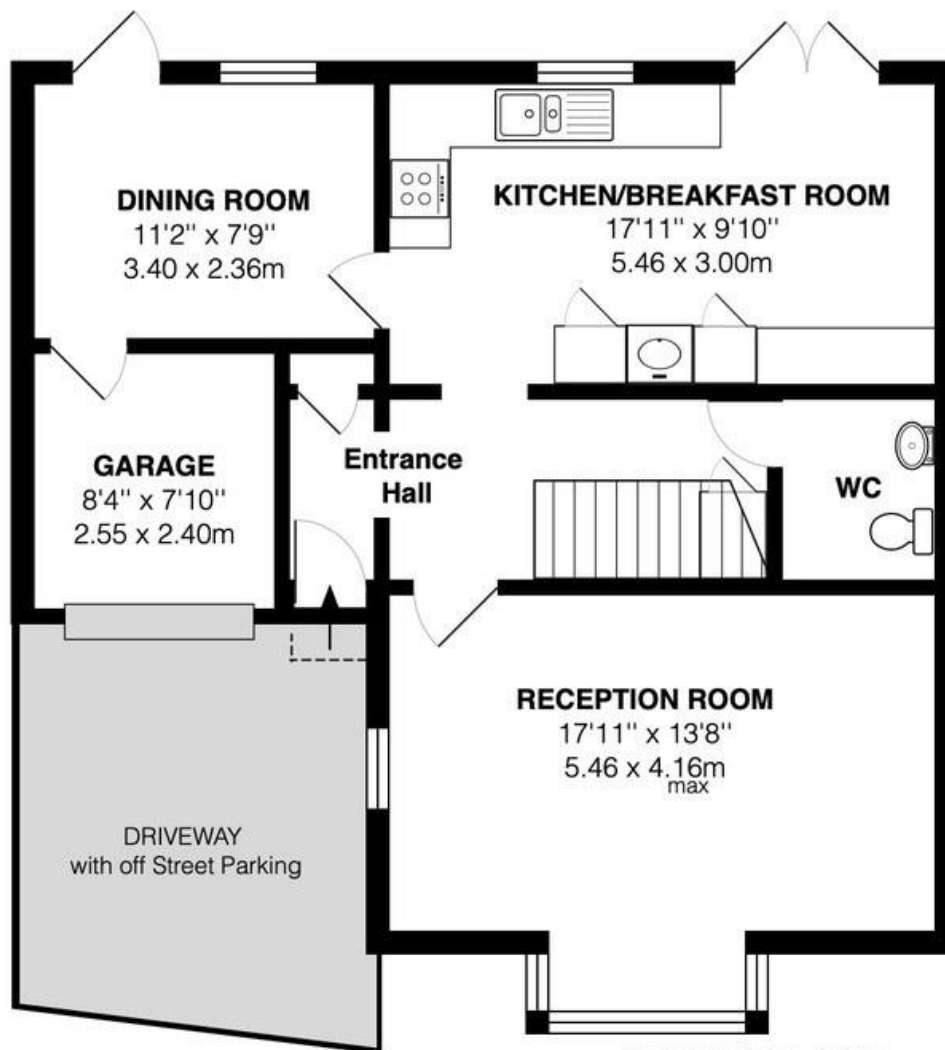
Lobby opens into the entrance hallway with access to the bay fronted living room, w.c and the kitchen/breakfast room. This light filled room has an integrated kitchen, space for a table and chairs and a door into the dining/play room with access to the garage/store room and the garden with a patio, lawn and mature planting. On the first floor are 4 bedrooms, all with built in storage and the main with an en-suite shower room, the family bathroom and the laundry room.

Located just 0.5 miles from Teddington High Street shops, cafes and restaurants and 0.6 miles from Bushy Park.

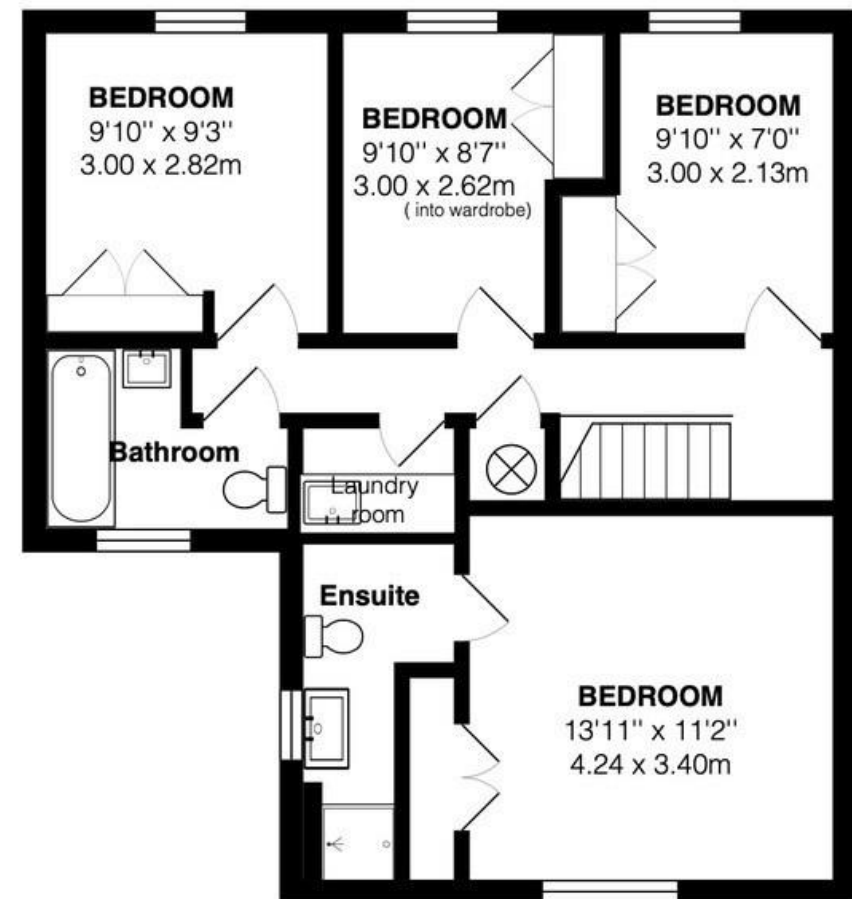
EPC Rating C

- Link Detached 4 Bedroom Home
- Driveway Parking and South Facing Garden
- Quiet Residential Location
- 2 Bathrooms and Downstairs W.C
- 1335 Sq Ft of Living Space over 2 Floors
- Close to Popular Schools
- 0.4 Miles from Teddington Station





**GROUND FLOOR**



**FIRST FLOOR**

TOTAL FLOOR AREA approx. = 1,335 Sq.Feet (124 sq.metres) Including integral garage.

**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



