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Websters  
estate agents

# Shacklegate Lane, Teddington, TW11 8SG

Semi Detached 3 bedroom family house with driveway parking for 2 cars, a garage and lovely rear garden. Situated 0.2 miles from Stanley Primary, 0.4 miles from St James Primary and St Mary's & St Peter's Primary and just 0.5 miles from Waldegrave Girls School/Sixth Form.

Extended at the rear and well presented throughout with modern fixtures and fittings and double glazed windows and doors. Offering 1152 sq ft of living space over 2 floors (including the fully powered garage) with potential to modernise, re configure the layout and loft convert (subject to Planning Permission and Building Regulations).

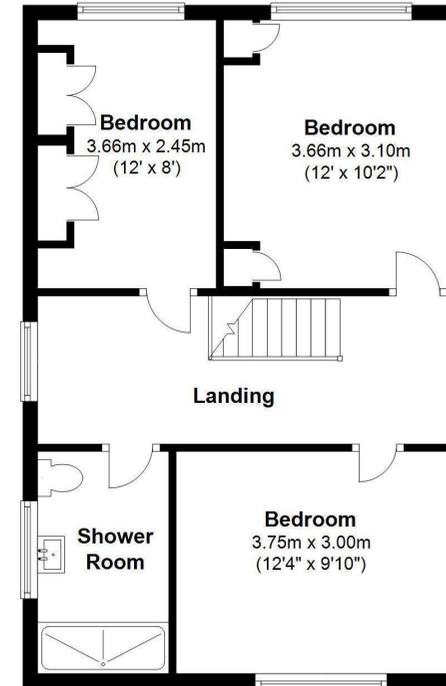
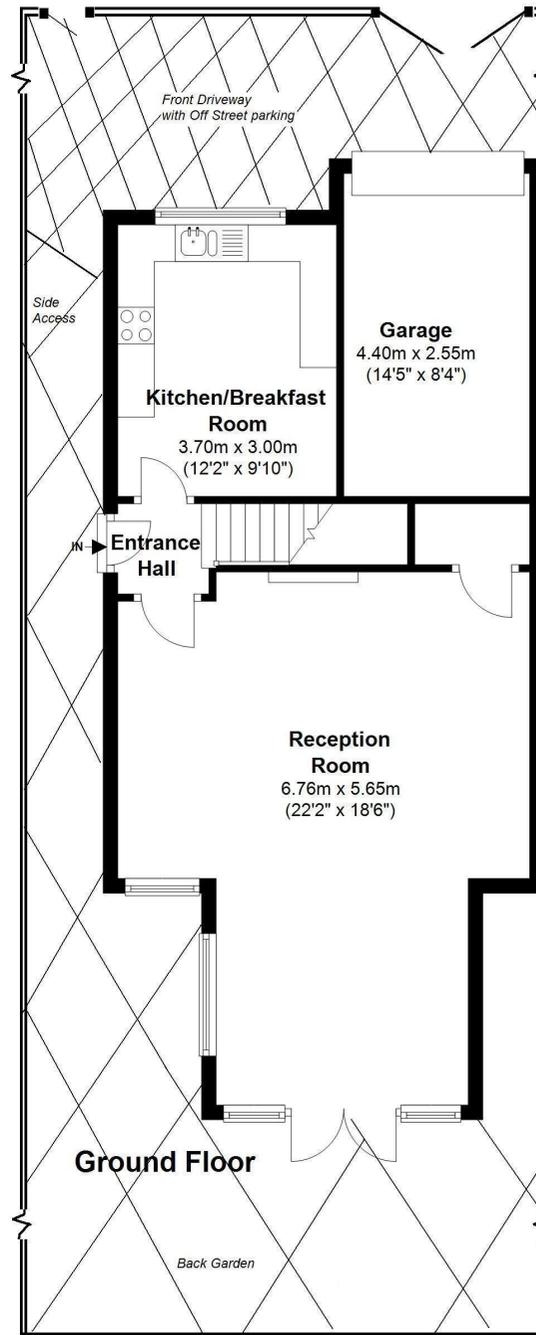
Side entrance opens to the hallway with doors to the fitted kitchen at the front and into the living/dining room at the rear. Doors open onto pretty paved garden with mature planting, shed storage and gated side access. On the first floor are 3 bedrooms, the family bathroom and access to loft storage.

Located 0.3 miles from Fulwell train Station and 0.8 miles from Teddington train station, shops, cafes and restaurants.

EPC Rating E

- Semi Detached 3 Bedroom House
- Driveway Parking for 2 Cars and Garage
- Potential to Re Configure and Loft Convert (stpp)
- Spacious Living Room and Separate Kitchen
- Popular Teddington Location
- 0.3 Miles from Fulwell Train Station
- Within 0.5 Miles of Numerous Popular Schools





**First Floor**

Total Floor Area approx.= 1,163 Sq.Feet (108 sq.metres)

**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.

