



Udney Park Road, TW11

A 3/4 bedroom, 3.5 bathroom townhouse within walking distance of Teddington High Street

ESTATE & AGENT

— Tailored, local and personal —

Udney Park Road, TW11

£959,995 Freehold

An impressive three/quarter bedroom townhouse (1500 Sq. Ft approx) occupying a sought-after location overlooking Udney Park Playing Field is offered for sale. The property was refurbished in 2014-2016 by the current owners and offers buyers an opportunity to purchase a home ready to move in and enjoy straight away.

The well-presented accommodation briefly comprises: entrance hall, ground floor W.C., stairs to lower-ground floor, open plan kitchen/dining room comprising a contemporary white high gloss fitted with a range of integrated appliances including microwave, oven, gas hob, extractor hood, integrated dishwasher and space for a fridge freezer. Dining area, with attractive wood flooring, stairs to first floor, steps down to the light and airy lounge with attractive wood flooring and patio doors leading onto the garden.

To the lower ground floor, there is a utility area with plumbing for a washing machine and space for a tumble dryer, a multi-purpose, versatile space (converted from garage in 2016) providing an office/playroom/occasional guest bedroom with patio doors to front patio area and en-suite shower room with a contemporary white suite - ideal for working from home or having guests to stay in their own self-contained accommodation.

To the first floor, there is a landing area with loft access and airing cupboard, a master double bedroom converted from two bedrooms to create one large bedroom with fitted wardrobes, two windows overlooking the rear of the property and an en-suite bathroom/W.C. with contemporary fitted white suite. There are two further bedrooms to the front of the property of approximate equal size and a bathroom/W.C. comprising of a contemporary fitted white suite.

Externally to the front of the property there is a driveway providing off-street parking and patio area, steps with storage cupboard underneath leading up to the raised front door and to the rear of the property there is a private west facing garden providing an enclosed and enjoyable outside space comprising of decking with storage underneath, steps down to the AstroTurf area, mature shrubs and trees - with gated access to the rear of the property.

The property is conveniently located within walking distance to Teddington High Street close to local shops and amenities as well as good schools in Teddington. Teddington Station is also easily accessible with train services to London. Viewing comes highly recommended.



- 3-4 bedrooms
- Office/playroom/guest bedroom suite
- Off-street parking
- Overlooks Udney Park playing fields
- Three bathrooms & W.C
- Open plan living
- Contemporary kitchen
- Well-presented, ready to enjoy
- Walking distance Teddington High Street
- Private west facing garden with rear access



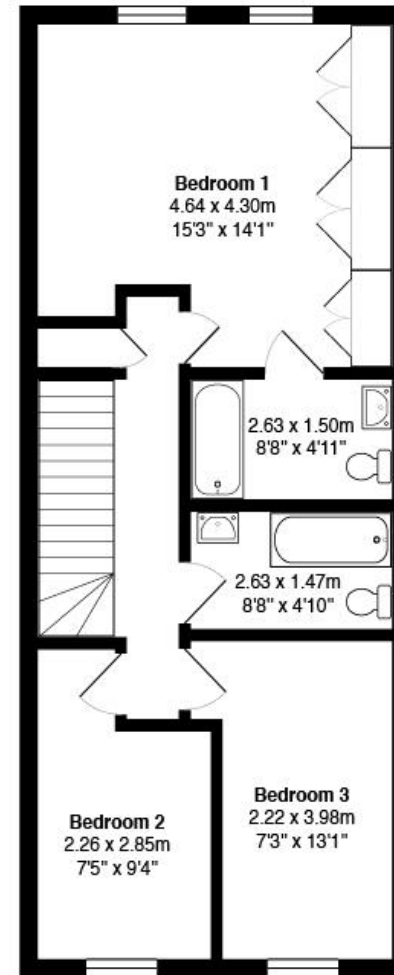
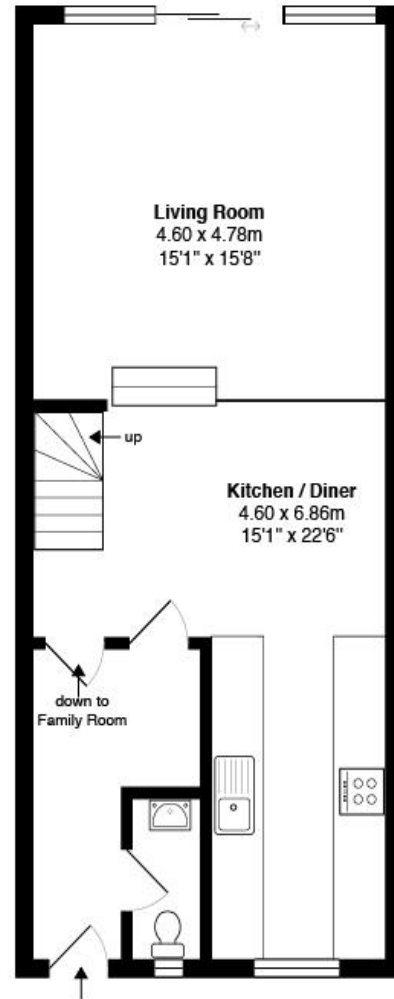
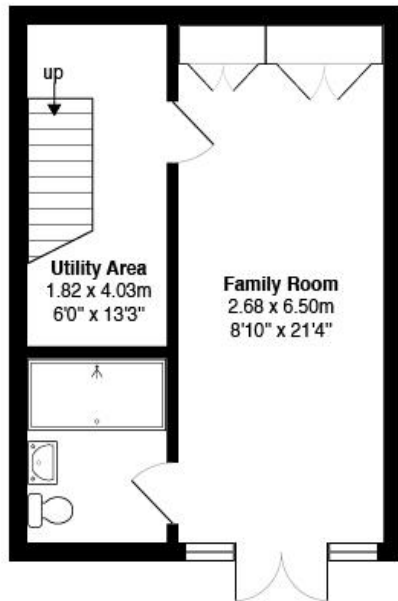
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Udney Park Road, Teddington

Total Area: 138.7 m² ... 1493 ft²



All measurements are approximate and for display purposes only

Viewing strictly by
appointment via
Estate and Agent

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