

# SNELLERS

ESTATE AGENTS



**St. Winifreds Road, TW11**

**£1,375,000**

A stunning five bedroom Edwardian semi-detached family house situated in a prestigious residential street offering 1,800 sq.ft of immaculately presented living space set over three floors and with open views at the rear over playing fields.



Offering a wealth of period features and well proportioned living space, this beautifully presented family house has been cleverly designed and extended to provide a superb example of contemporary style living. The formal reception room overlooks the front and has sash windows with shutters and a cast-iron fireplace. There is a spacious utility/laundry room with a door leading outside, and there is also a ground floor cloakroom. At the rear is an amazing kitchen/family room which has uninterrupted views through bi-folding doors over the garden and playing fields to the rear. This room has contemporary style kitchen units fitted by 'Callaghan Kitchens' and there is underfloor heating.

On the first floor there is a master bedroom with an en suite shower room, and two further spacious double bedrooms. The family bathroom is on this floor too. On the top floor there are a further two bedrooms and a shower room.

Externally, there is off street parking to the front and the rear garden has a large terrace for entertaining to the house itself with the remainder being laid to lawn. The garden backs directly onto open sports fields, with a fantastic open view.

St. Winifreds Road can be found running between Kingston Road and Broom road, just 0.5 miles from Teddington High Street and 0.7 miles from Teddington mainline station. Highly regarded schools are close by.



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TOTAL APPROX. FLOOR AREA  
(EXCLUDING EAVES STORAGE)  
1825 SQ. FT. (169.53 SQ. M.)

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Energy Rating: E We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order