

# SNELLERS

ESTATE AGENTS



**Broom Road, TW11**

**£1,850,000**

A beautifully presented five bedroom semi-detached handsome Edwardian house situated in a fantastic location close to the River Thames. The house offers over 2,500 sq ft of well presented living space set over three floors with the benefit of a delightful South West facing rear garden.



On the ground floor there is a wide receiving hallway and a downstairs WC with utility room. At the front of the house there is a lovely reception room with Oak flooring, a deep bay window overlooking the front garden and a period style cast iron fireplace. There is a formal dining room/second reception room behind the sitting room and this has a door into the kitchen. The kitchen/dining/family room is a stunning space with a range of shaker style units and a large 'island' with breakfast bar for informal dining and entertaining. This room has fantastic views over the rear garden and has wide sliding doors leading outside.

On the first floor, there is a master bedroom with fitted wardrobes and a door into the en-suite bathroom. There are two further bedrooms on this floor and a spacious family bathroom. On the top floor there are two further bedrooms and on the top landing there is further storage.

Externally there is off street parking to the front for two cars, and to the rear there is a lovely South West facing garden which has a large terrace to the house itself. This is perfect for al-fresco dining. The garden is mainly lawned and has flower/shrub beds and there is a timber shed and a summer house.

The house is situated on Broom Road, close to the junction of Broom Water & Broom Water West. Both Teddington and Hampton Wick stations are less than a mile away.



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Total area (approx.): 236.8 sq. m (2,548.8 sq. ft)

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