

# SNELLERS

ESTATE AGENTS

---



**Admiralty Way, TW11**

**£1,275,000**

A beautifully presented five bedroom family house situated in a prestigious parkside development with residents parking. The house offers over 2,000 sq.ft of immaculately presented living space over three floors and has a delightful rear garden.





On the ground floor there is an entrance hall with a cloakroom having WC. At the front of the house there is an elegant reception room which has oak flooring and a gas fireplace. There are connecting french doors into the dining room. This room has delightful views over the garden and again has oak flooring. The kitchen/breakfast room has a range of oak fronted units at eye and base level and there is a door leading onto the garden. On the first floor there are three bedrooms, with the principal room having an en suite bathroom, and another having an en suite shower room. On the top floor there are a further two large double bedrooms and a storage room. There is a full bathroom on this floor with both a bath and separate shower.

Externally there is a delightful rear garden with a decked area to the house for al-fresco dining and a circular lawn leading to a second area of decking. There are very well stocked flower and shrub beds, and the garden is secluded. There is residents off-street parking and the added benefit of a garage.

The house is ideally located adjacent to Bushy Park and less than half a mile from Teddington station. Teddington High street with its shops bars and restaurants is just a short distance away.

- Garage • Five Bedrooms • Residents Parking •
- Delightful Rear Garden • Immaculately Presented • Central Location •

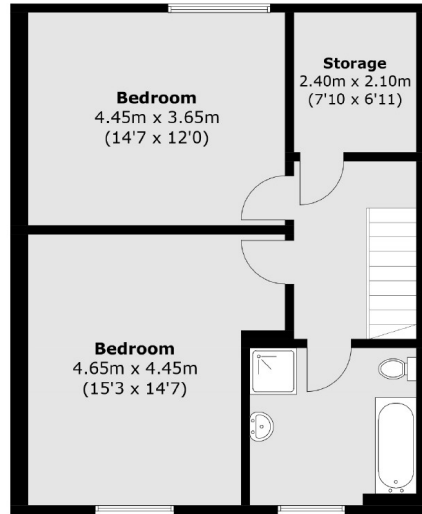




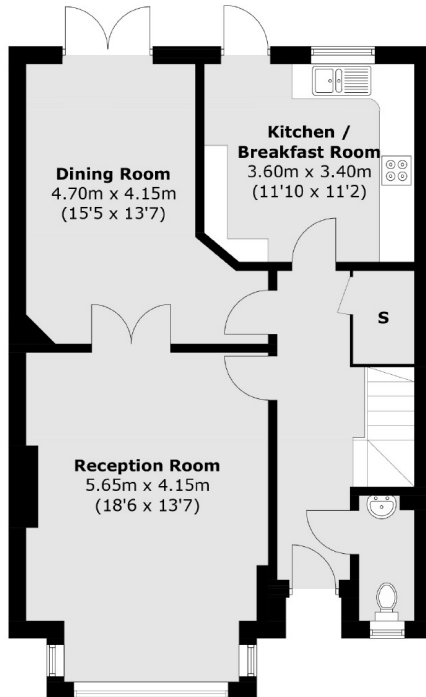


# SNELLERS

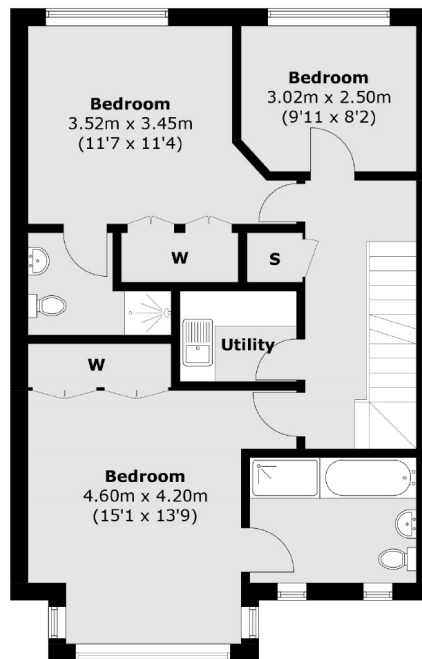
ESTATE AGENTS



Second Floor



Ground Floor



First Floor

Total area (approx.): 188.9 sq. m (2033.0 sq. ft)

Snellers Teddington Sales  
74 Broad Street  
Teddington  
TW11 8QX  
020 8408 8040  
teddingtonsales@snellers.co.uk

Energy Rating: C 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