

SNELLERS

ESTATE AGENTS



Seymour Road, KT1

£2,295,000

A beautifully presented, detached family house offering over 2,500 sq.ft of living space, set over four floors and with the benefit of a large secluded garden and off-street parking. The house is ideally situated just moments from Hampton Wick station, and only 0.2 miles from Kingston town centre. There is easy access to both Bushy Park and Home Park and Teddington is just over 1 mile away and the house is in close proximity to excellent state schools.



On the ground floor there is a grand entrance hall which has the original mosaic tiled flooring which has been restored to its former glory and there is a cloakroom with WC. There are two interconnecting reception rooms which are separated by original dividing doors and these two rooms are being used as a formal reception room and a dining room. The reception room has high ceilings with cornicing and an open fireplace and the dining room has glazed French doors leading into the kitchen. The kitchen/dining room has been extended and half of the room has a fantastic 'lantern' roof window making this an incredibly light space. There are two distinct areas to this room and the kitchen has a range of high quality, contemporary units with a breakfast bar and window looking onto the garden. The other half of the room is used for relaxing and informal dining and there are additional French doors leading onto the garden. There is access to the lower ground floor where there is a large utility room with space for all the normal appliances and plenty of storage cupboards too.

On the first floor there are three spacious double bedrooms and two bathrooms. On the top floor there are another two large double bedrooms.

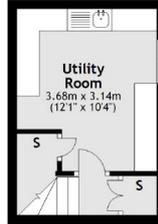
Externally there is a gorgeous secluded rear garden which is mainly lawned and has mature trees and flower/shrub beds. To the front of the house there is off-street parking.



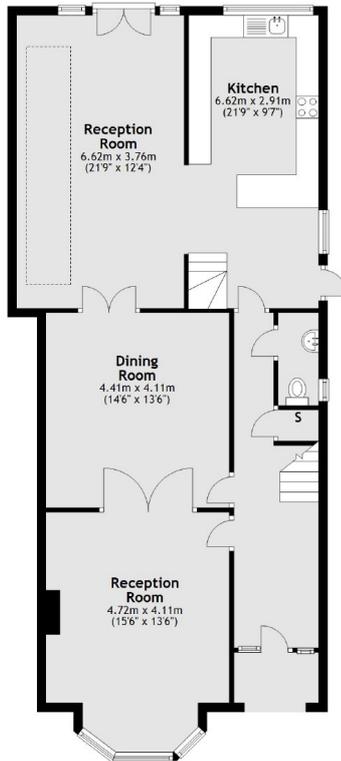
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Basement



Ground Floor



First Floor



Second Floor



Total area: approx. 233.3 sq. metres (2511.5 sq. feet)

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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