

3 Bed Terraced In Broom Park , Teddington, TW11 9RS

£1,225,000





SHORT DESCRIPTION

Property Ref: 14897 This stylish and thoughtfully modernised townhouse is set within the highly regarded Broom Park riverside development. Featuring three double bedrooms, and beautifully landscaped communal gardens with direct river access, this home combines comfort, convenience, and outdoor living. On entering the property, you're greeted by a welcoming hallway with a guest WC and internal access to the integrated garage. The ground floor leads into a spacious open-plan kitchen and dining area, designed with sleek modern finishes, integrated appliances, and bi-fold doors opening out to a private courtyard garden, perfect for entertaining or relaxing. The first floor comprises a double bedroom with integrated wardrobes and an en suite, alongside a generous reception room filled with natural light. On the top floor, you'll find a double bedroom and a larger master bedroom, both with integrated wardrobes and en suites, offering ample storage and space. To the front, the property features a private driveway with space for two cars. To the rear, you enjoy a tranquil garden space that leads directly into communal River Thames side grounds, exclusive to residents. Broom Park, a turning off Broom Road is ideally positioned for transport, with Hampton Wick train station (8 min walk), Teddington High Street and Kingston Town Centre are both within easy walking distance. Bushy Park and Richmond Park are also near by, offering an abundance of green space. Residents also enjoy direct river access, ideal for kayaking, stand-up paddle-boarding, and the rare option to moor a boat a true luxury for river lovers. Property Type: Terraced Full selling price: £1225000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: F EPC rating: C Measurement:1420.836 sq.ft. Outside Space: Communal Garden, Patio Parking: Driveway Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-Occupied.

3

Bed Room(s)

3

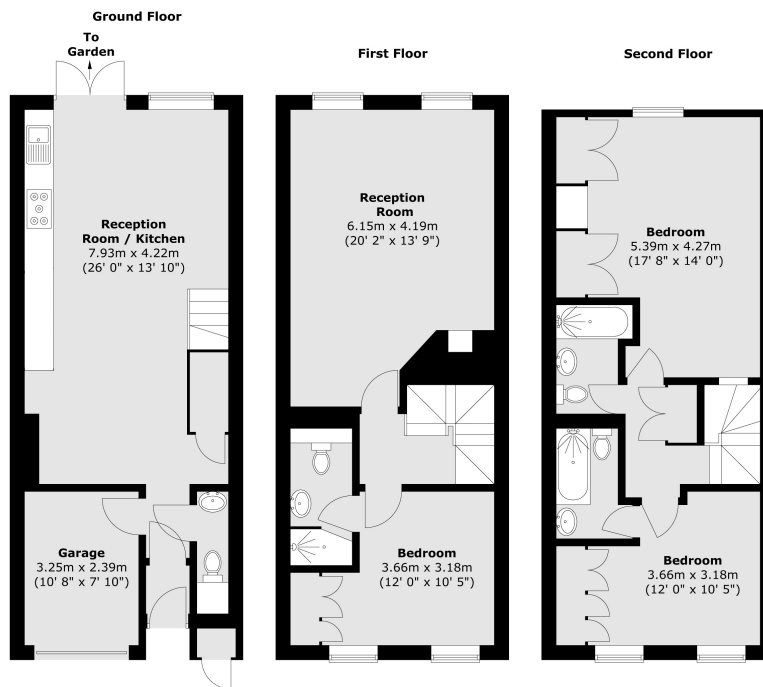
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total area (approx.) : 142.8 sq. m (1537 sq. ft)

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	132 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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