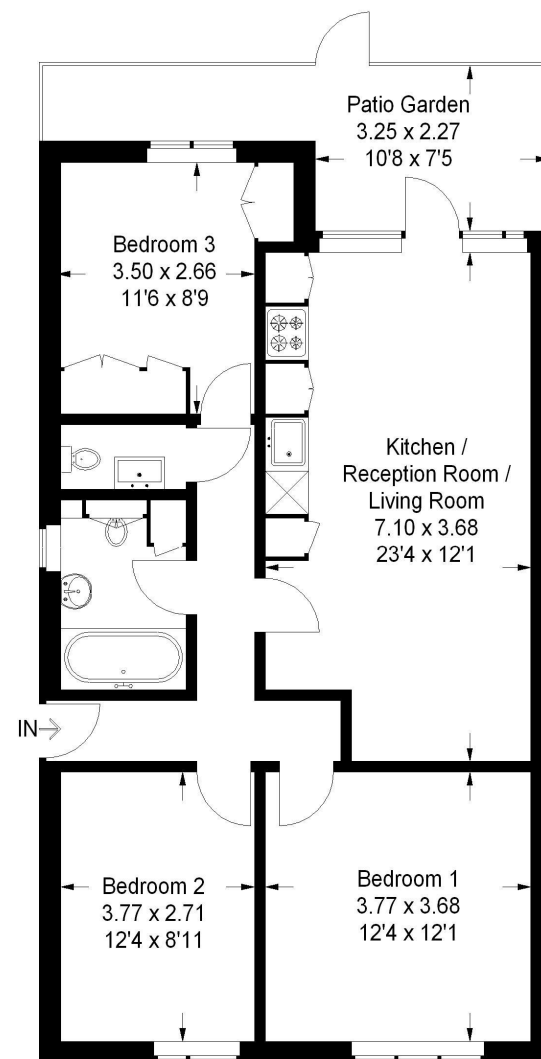


**Teddington - 020 8977 8118**  
35 High Street, Teddington, TW11 8ET

## 10 Hawkins Road, Teddington

Approximate Gross Internal Area  
76.5 sq m / 823 sq ft



**Ground Floor**

**Featherstone Leigh Ltd**

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.



### **Hawkins Road, Teddington TW11**



**Asking Price £399,950 (Leasehold)**

For a full EPC Certificate please visit: <https://www.epcregister.com/searchReport.html> and quote report reference number:

These particulars have been prepared in good faith as a general guide as instructed by our clients. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes are approximate and are generally taken as maximum measurements and should not be relied on for fitting of carpets or furnishings. Formal notice is also given that all contents, carpeting, curtains, blinds and appliances are deemed removable by our client unless specifically included within these particulars. All properties are offered subject to contract.

[www.featherstoneleigh.co.uk](http://www.featherstoneleigh.co.uk)





This is a beautifully presented, ground floor garden apartment with no less than three double bedrooms, a private patio garden which opens straight on to the communal gardens plus it is comfortably within the catchment area for Collis Primary School. It is incredibly spacious and well laid-out with a large open plan 23ft living room. It is in lovely condition throughout with a new kitchen which includes integrated dishwasher and washing machine plus a brilliant composite worktop. There is a contemporary bathroom which has floor-to-ceiling tiling, a white designer bathroom suite and there is a separate WC which is ideal for such a three-bed apartment. The bedrooms are presented with stylish new carpeting and throughout the rest of the hallways and living spaces there is impressive oak floor boards. The living area opens on to a west-facing patio garden which has solid wood fencing and a gate on to the more open communal gardens. There is excellent storage too with a large secure external storage cupboard – ideal for larger items. There is an abundance of private residents parking available and Teddington train station is within a third mile which has a regular direct service to central London up to 8 times an hour, either via Richmond or Kingston. The High Street with all the great mix of independent retailers, restaurants and bars is also only a couple hundred yards away, not to mention the River & Bushy Park close by as well, which are both also easily accessible from this location! EPC = D

