



# Wattle Bloom



Broom Water West | Teddington

# Wattle Bloom



A substantial detached Edwardian property set within a coveted conservation area and enjoying 70ft river frontage, private south facing gardens and delightful open views to the fore over sports fields.





This large family house, built circa 1900, provides extensive seven bedroom accommodation over three floors and has the advantage of neutral décor, gas fired central heating and part double glazing.

To the ground floor there are five separate reception areas, modern fitted kitchen and three separate cloaks/washroom facilities. The main living areas enjoy immediate access via double glazed sliding patio doors to the garden terrace at the rear. At first and second floor levels there are seven double bedrooms, five of which have ensuite facilities, supported by a large main family bathroom off the first floor landing.

The garden to the rear is some 72ft square and enjoys direct access to Broom Water Creek where extensive moorings are enjoyed.

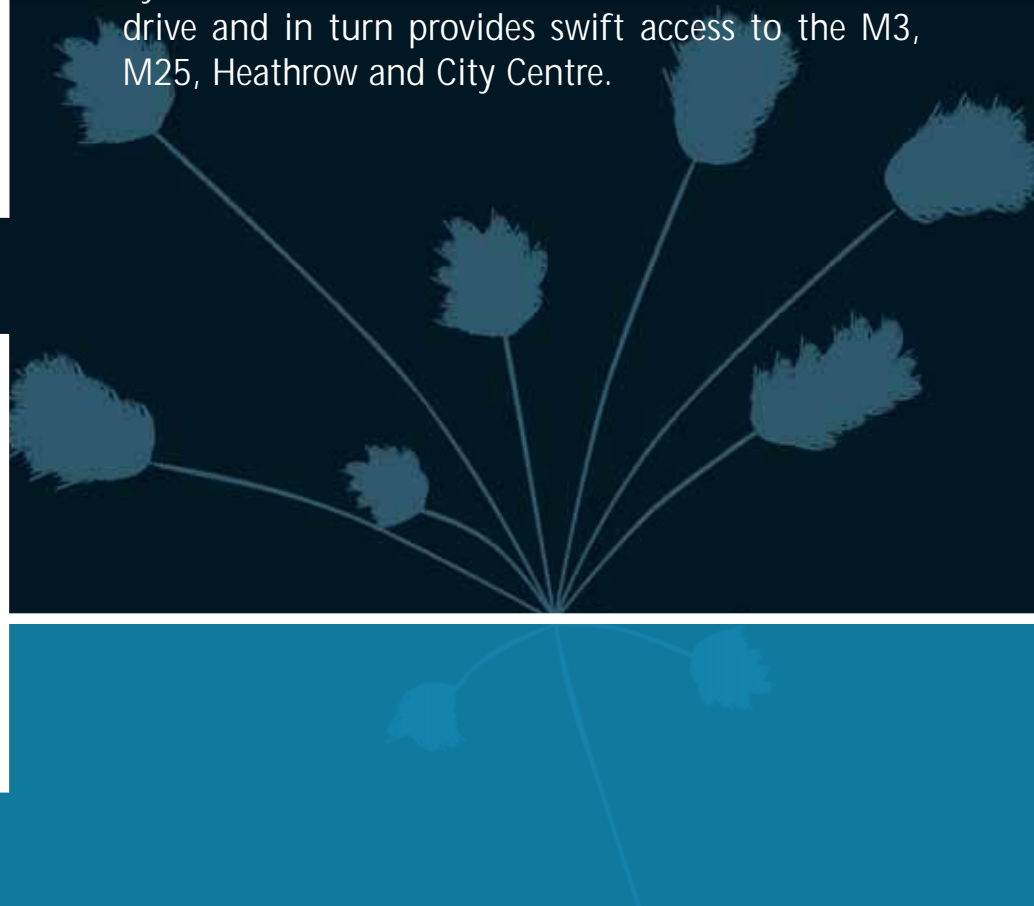
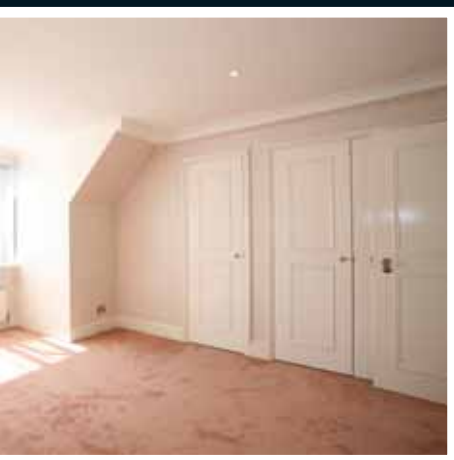




## Location

Broom Water West is located to the east of Teddington town centre and is part of a favoured riverside conservation area enjoying open views to the fore over the Lensbury Sports Club's grounds, and having direct access to a Thameside Creek at the rear providing excellent mooring facilities.

Highly regarded state and private schooling is close at hand, and the town centres of Kingston, Twickenham and Richmond are all easily accessible by bus, car or boat. The A316 is also within a short drive and in turn provides swift access to the M3, M25, Heathrow and City Centre.





Broom Water West, TW11  
Gross Internal Area 4413 sq ft 410 sq metres



**Important Notice.**

In accordance with the property misdescriptions act 1991 these details, photographs and floor plans have been prepared in good faith and as a general guide not a statement of fact, neither do they constitute part of an offer or contract. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate. We would recommend if there are any particular points that concern you these should be checked with a member of staff, especially if travelling some distance, before you leave to view a property.

JOINT SOLE AGENTS



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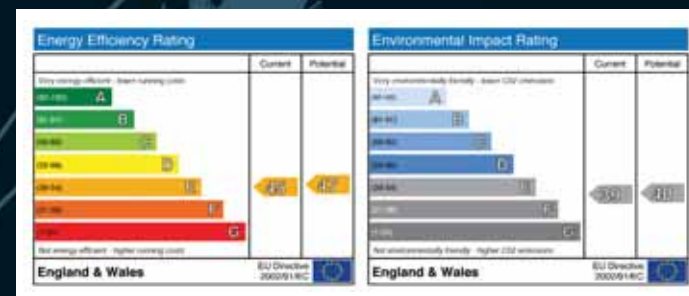
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Price: £3,000,000

Tenure: Freehold