



**1 ELMTREE ROAD, TEDDINGTON, TW11 8ST**

***Offers In Excess Of £1,000,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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## Description

A detached period home offering excellent scope for renovation, reconfiguration and extension potential, subject to the usual consents, positioned in a sought-after residential road in Teddington.

Available to the market with vacant potential for a purchaser to create a bespoke family home, sub divide or create an alternative use (possible commercial)

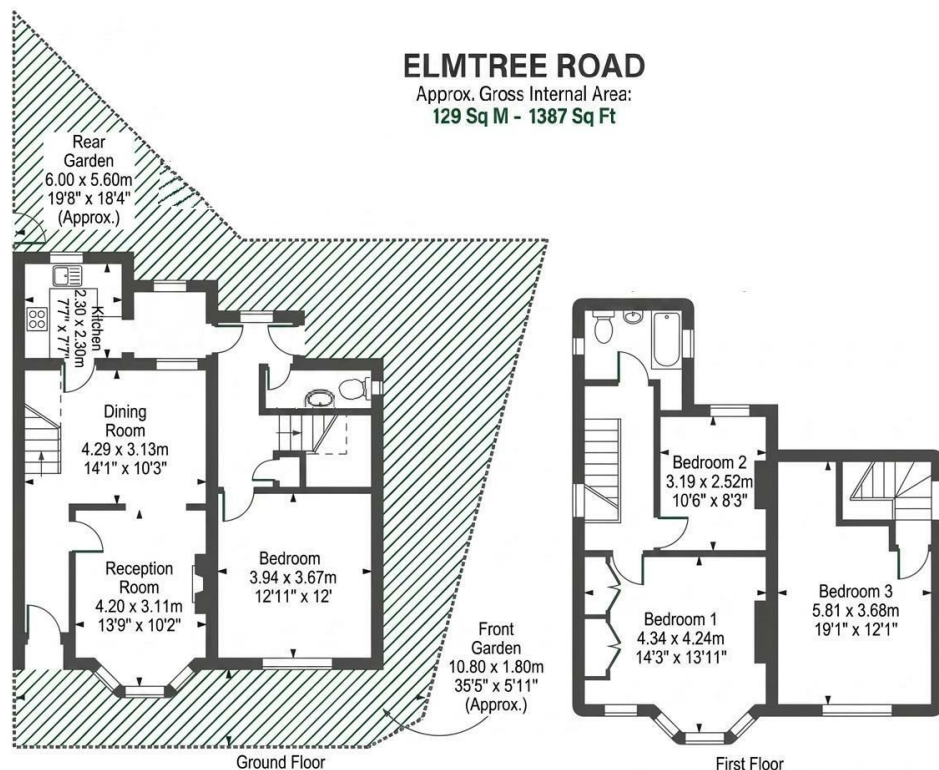
This attractive gable-fronted property combines original character with versatile accommodation arranged across the main house and a substantial two-storey side addition.

The ground floor includes an entrance hall, front reception room with bay window, a further interconnecting reception area, and a kitchen with adjoining breakfast area/lobby. The side section incorporates an additional ground-floor room which could suit use as a bedroom, study or reception room, together with a cloakroom/WC and access to the garden.

On the first floor, the original house provides two bedrooms and a bathroom, including a principal front bedroom with bay window. A separate staircase within the side addition leads to a further generous room, creating flexible accommodation that may suit a third or fourth bedroom, workspace, guest area or annexe-style arrangement.

Outside, the property benefits from a side garden and a smaller rear garden, with gated side access. The gardens now require landscaping but provide an excellent blank canvas for improvement.





All measurements are approximate and for illustrative purposes only. Not to scale.

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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## Location

Elmtree Road is a quiet and well-regarded Teddington location, conveniently placed for local shops, cafés and restaurants, as well as nearby bus services and stations at Teddington, Fulwell and Strawberry Hill. Bushy Park and the River Thames are also within easy reach.

Families will appreciate the excellent selection of local schooling, including Collis Primary School, Sacred Heart Catholic Primary School and Hampton Wick Infant and Nursery School, together with Teddington School for secondary education. Purchasers are advised to make their own enquiries with the relevant admissions authority regarding eligibility, availability and catchment arrangements.

## Two titles

The house is sites across two separate titles suggesting this could be split creating 2 houses, this would need investigation with the local planning authority and is subject to any relevant consents

## Viewings

Contact sole agents Christopher St James 020 8296 1270



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