



**43 High Street, Teddington, Middlesex, TW11 8HB**

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**Guide price £2,450,000 Freehold**

**4 St. Albans Gardens, Teddington, TW11 8AE**

**An architect designed prestige detached house set in a quiet & exclusive private road surrounded by delightful gardens. This exceptional family home provides 4/5 bedroom accommodation with 4 bathrooms (3 en-suite) excellent reception areas and stunning kitchen/dining area with vaulted ceiling - viewing is essential. The property also provides extensive off-street parking, integral garage and a fully self contained apartment/annex with own private garden having independent entrance.**

## 4 St. Albans Gardens, Teddington, TW11 8AE

AN EXCEPTIONAL DETACHED FAMILY HOUSE PROVIDING EXTENSIVE ACCOMMODATION OVER TWO FLOORS AND SET WITHIN A UNIQUE PRIVATE ROAD RIGHT IN THE CENTRE OF TEDDINGTON YET ENJOYING AN ALMOST RURAL ASPECT. This architect designed property was constructed only five years ago to high specification and boasts a number of unique architectural features including vaulted ceilings to both the dining area and Master Bedroom. Great care and attention has been given to natural light, flowing entertaining space and flexibility and, as can be noted by the EPC insulation specification, rain water harvesting and photovoltaic (income producing) panels combine to make this not only an easy home to run but is also one constructed to the highest eco-friendly standards.

The feeling of space is immediately apparent upon entering the property which boasts a large and very welcoming square entrance hall with feature timber (bamboo) polished floor which extends into the kitchen/dining area and through into the main living room. A cloakroom/WC is accessed from the hall and there is a deep cloaks storage cupboard and stairway to the first floor. Wide double doors provide easy access through to the splendid double aspect drawing room complete with stylish log effect gas fire with further double doors through to the triple aspect sitting room. A Japanese style sliding full height door leads through to the dining area which is complete with vaulted ceiling and full length folding doors which provide unrestricted access to the patio and garden. The well appointed kitchen is open plan to the dining area and is complete with integrated appliances, granite worktops and extensive storage cabinets and would suit the most demanding of cooks and is backed up by a separate utility room and additional storage/boot room area which also provides access to the integral garage. The ground floor also has the advantage of a useful study and a fully self-contained annexe which comprises a large room of 18'10" x 16'2" with superb en-suite four piece bathroom, built in wardrobe and concealed kitchenette. Ideal for dependent relative au pair home/office/studio etc and is complete with its own private garden and front door.

The first floor features a large Master Bedroom suite with vaulted ceiling, private balcony and adjoining dressing room with door to en-suite luxury bathroom stylishly tiled and fitted to a high standard. In addition there is a guest bedroom suite with extensive built in wardrobe space and shower room/WC. Two further double bedrooms and a well fitted family bathroom complete the floor.

Without doubt the property boasts splendid private gardens extending to three sides and the meticulous landscaping features lawns with well stocked flower beds, irrigation system using harvested rain water and large L shaped patio area providing level access to the house. Extensive off street parking is offered by two separate parking bays, one of which provides access to the integral garage which has the advantage of a remote controlled up and over door and spacious "wine store".

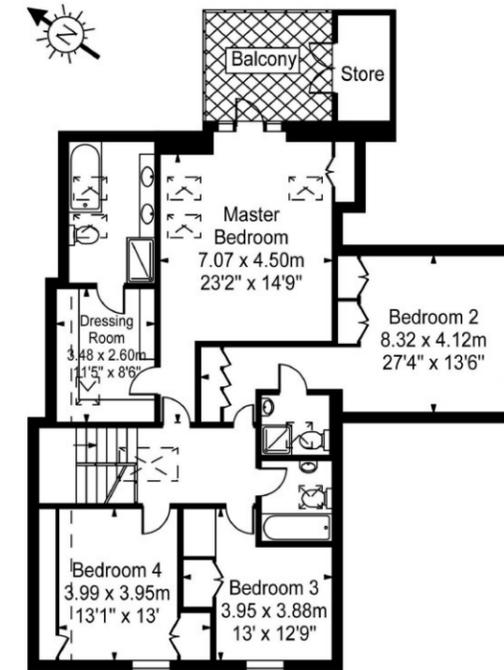
**LOCATION:** St. Albans Gardens is a unique gravelled private road which enjoys an almost rural aspect and is particularly tranquil. This unusually picturesque setting is only moments from the High Street with major bus routes close at hand and, of course, the River Thames at Teddington Lock together with a fascinating array of speciality shops and numerous eateries. The new Sainsburys store together with Marks & Spencers Food Hall is close at hand as is Teddingtons station. By car the A316 is within a short drive and, in turn, provides swift access to the M3, M25, Heathrow and City Centre.



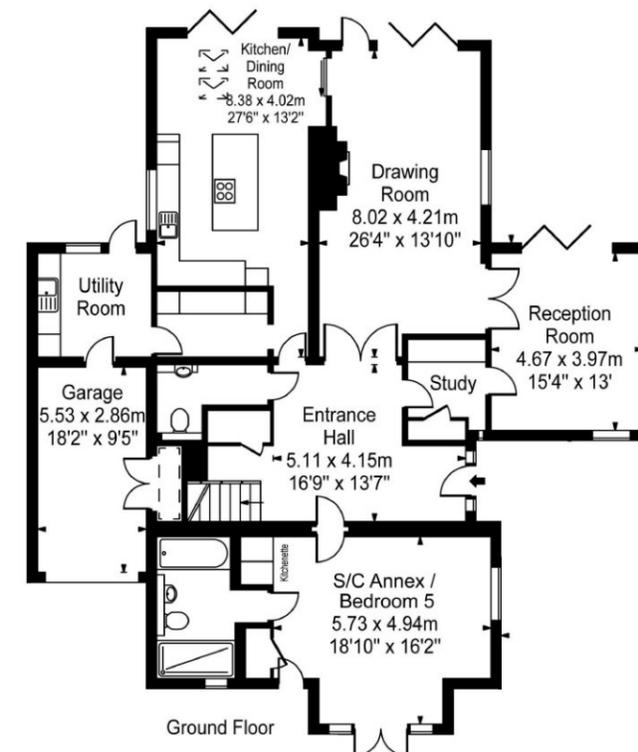
## St. Albans Gardens

Approx. Gross Internal Area

307 Sq M - 3304 Sq Ft



First Floor



Ground Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)