



## Fairfax Road, TW11

£1,295,000

A beautifully extended four-bedroom Victorian home which seamlessly blends period charm with contemporary living, set on one of Teddington's most sought-after roads. Offering spacious, light-filled interiors, versatile living areas, and a private garden with summer house. This house falls in the catchment for some outstanding local schools such as Collis & Grey Court School.

There is a bus stop at the end of the road, with both Hampton Wick and Teddington stations under a mile away. There are also convenient shops and cafés 0.1 miles from the house and Teddington High Street is 0.8 miles away.

### Features

- Four Bedrooms
- Two Bathrooms
- Freehold House
- Excellent School Catchment
- Fully Extended
- South Facing Garden



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The ground floor features a bright and spacious open-plan reception and dining area, seamlessly leading through to a contemporary kitchen/breakfast room. This level is flooded with natural light and boasts a high-specification kitchen complete with a large island. Additional highlights include an exposed brick feature wall and bi-fold doors opening onto a south-facing garden.

The first floor offers three well-proportioned bedrooms and a modern family bathroom, including a generous double bedroom to the front, a further double to the rear, and a third bedroom ideal as a nursery, guest room, or study.

The top floor has been thoughtfully converted to create an impressive principal bedroom arranged over two levels, providing a versatile space perfect for a dressing area or home office. This room also benefits from a Juliet balcony, a stylish en-suite bathroom, and ample storage within the eaves.



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