



Websters  
estate agents



# Cambridge Crescent, Teddington, TW11 8DX

End of Terrace 3 bedroom family home in a popular residential location with a 67ft rear garden. Situated 0.2 miles from Teddington Town Centre shops, bars and restaurants and 0.5 miles from Teddington mainline train station.

With vacant possession, no onward chain and in need of modernisation. Currently 1184 sq ft of well balanced living space over 2 floors with some double glazed windows and a well maintained exterior and offering potential to extend, loft convert and re configure the layout to create a stunning family home. (subject to Planning Permission and Building Regulations)

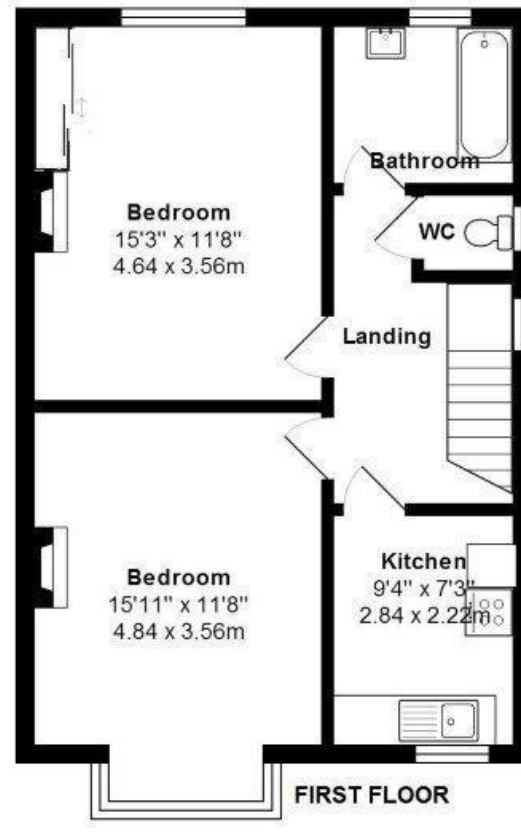
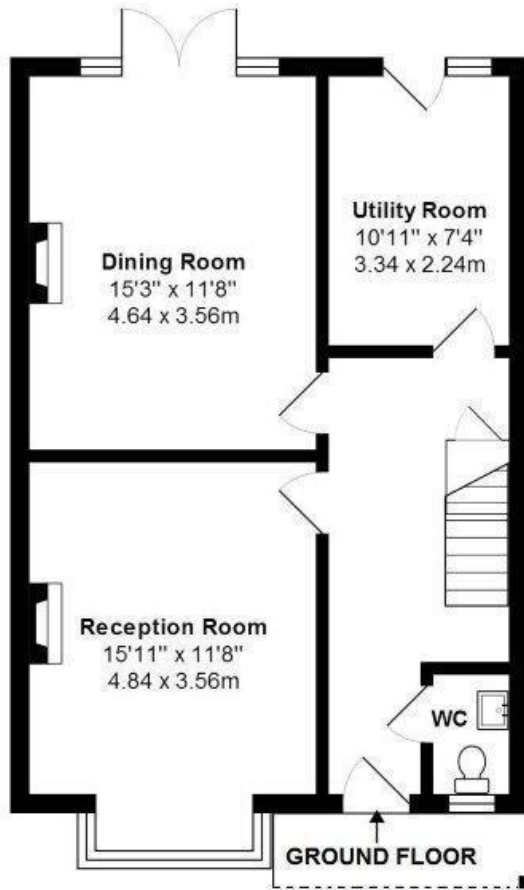
Entrance hallway leads to the 2 living rooms (1 currently used as a bedroom), a w.c, understairs cupboard and a storage/hobby room. Doors open onto the mature larger than average rear garden with gated side access. On the first floor are 2 double bedrooms, the bathroom, a w.c, the fitted kitchen and access to loft storage.

Located 0.6 miles from Collis Primary, 0.7 miles from St Mary's and St Peter's Primary, less than 1 mile from Teddington Secondary School/Sixth Form and only 0.8 miles from Bushy Park.

EPC Rating F

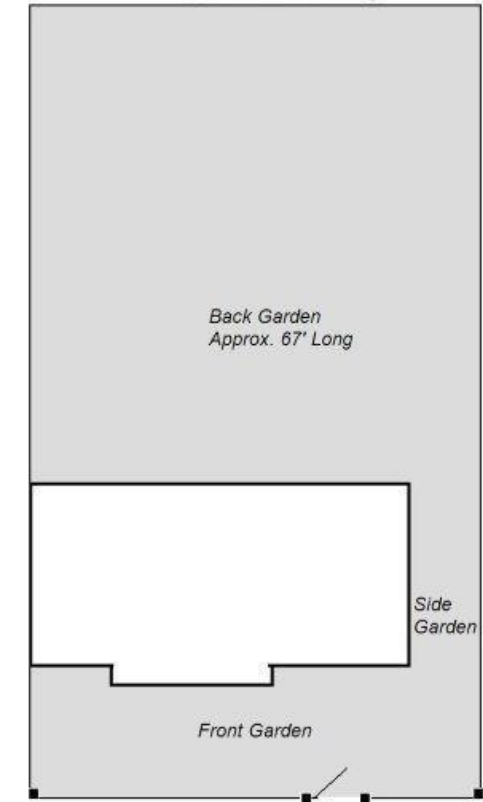
- End of Terrace 3 Bedroom Home
- Potential to Extend/Loft Convert (stpp)
- Vacant Possession and No Chain
- 1184 Sq Ft of Living Space over 2 Floors
- In Need of Complete Modernisation
- Popular Residential Teddington Location
- 0.5 Miles from Teddington Train Station





Total Floor Area approx.=1,184 Sq.Feet (110sq.metres)

Westminster Close



Site Plan (Not to Scale)

Cambridge Crescent

a Websters Estate Agents 36 Broad Street, Teddington, Middlesex TW11 8QY    t 020 8614 6000    e sales@mywebsters.co.uk    w mywebsters.co.uk

**Disclaimer**  
 These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



