



## Station Road, TW12

### £1,175,000

These exceptional homes combine heritage-style architecture in keeping with the area with a fresh and contemporary finish. The residences at Kingsbury Row provide well-proportioned accommodation over three floors, plus an additional garden room, perfect for use as a study or gym. Four double bedrooms, Luxurious bathrooms, Herringbone flooring and bespoke kitchens. Each home boasts two dedicated parking spaces of which one will be supplied with a EV point. Perfectly located moments from Hampton Village, with nature as your neighbour. \* Photos are of the show home\*

Kingsbury Row is conveniently placed on a quiet residential street just off of station road in the heart of Hampton. Just a 0.4 mile walk to Hampton station which provides great links into London Waterloo. The development is also just a stones throw away from the River Thames which provides access to the Thames path.

### Features

- 10 year Build Warranty
- Four Bedrooms
- Garden Room
- Two Off Street Parking Spaces with EV charging Infrastructure
- Close To Station
- High Specification
- New build zero carbon homes

# Station Road, Hampton, TW12

## No.3 - KINGSBURY ROW.

A four double-bedroom house with garden room.

Its environmental credentials include air-source heat pumps with zonal heating, highly performing SIP panel insulated walls and mechanical ventilation with heat recovery.

The house also benefits from luxury cashmere-painted wood kitchen units with Quartz stone worktops.

SMEG appliances throughout and wonderfully crafted herringbone flooring.

Total Area = 161sqm / 1733sqft

Kitchen / Dining = 4.4m x 5.6m

Living room = 3.1m x 4.3m

Bedroom 1 (excl. ensuite) = 3.3m x 4.4m (1.0m x 2.5m)

Bedroom 2 = 4.4m x 5.3m

Bedroom 3 (excl. ensuite) = 3.6m x 3.3m (1.8m x 2.0m)

Bedroom 4 = 3.6m x 2.6m

Family bathroom = 2.0m x 2.9m

Garden room = 166sqft / 15m<sup>2</sup>



Ground floor



Garden room



First floor



Second floor