



Park Road, Hampton Hill Hampton TW12 1HU

welcome to

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Located in the heart of Hampton Hill, this attractive detached family home offers generous living space and an exceptional lifestyle opportunity. Ideally positioned on a sought-after residential road, the property is just moments from Bushy Park and the vibrant Hampton Hill High Street.



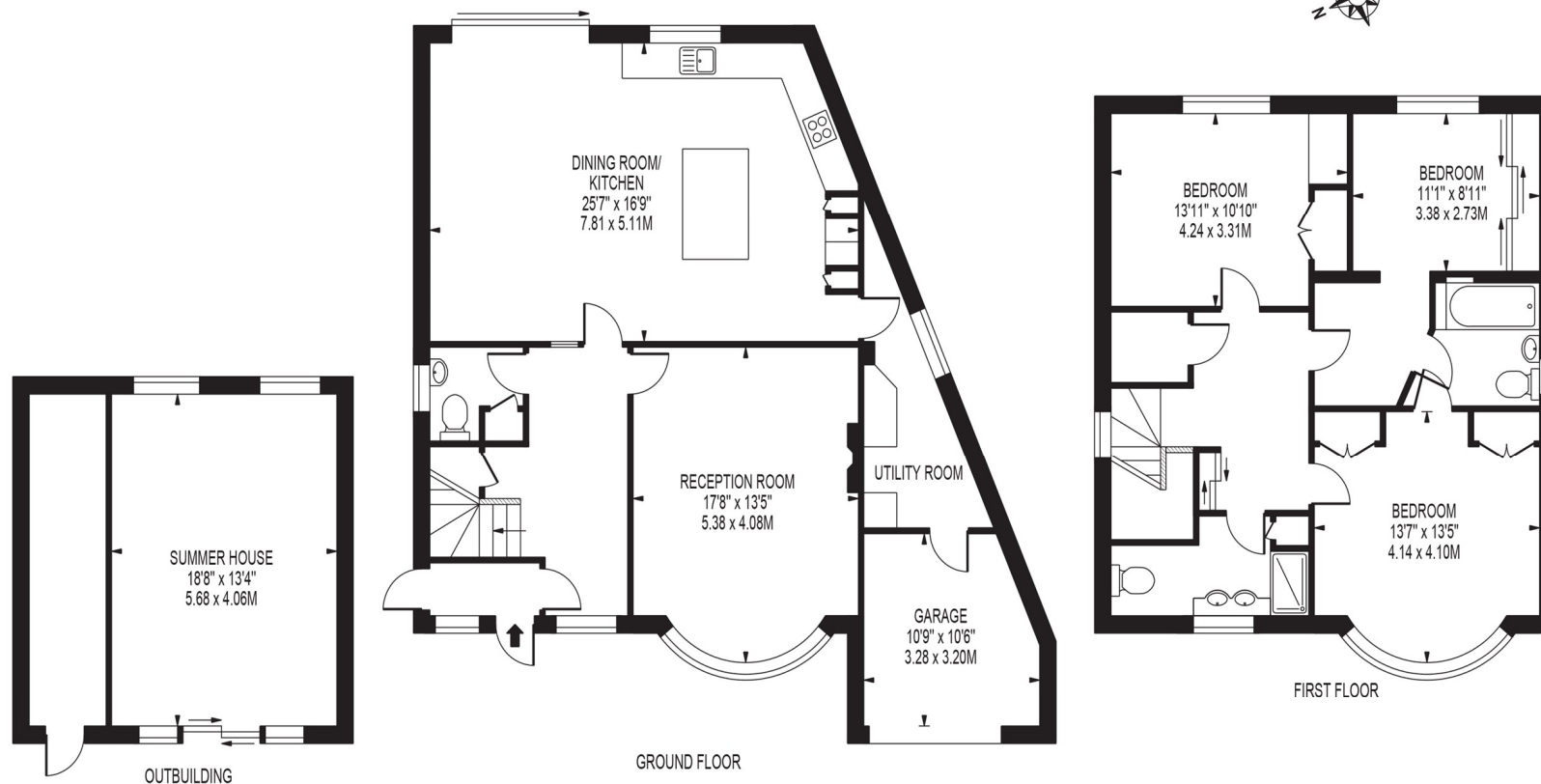
PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1645 SQ FT - 152.85 SQ M

(EXCLUDING GARAGE & OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 106 SQ FT - 9.81 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 344 SQ FT - 31.92 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Located in the heart of Hampton Hill, this attractive detached family home offers generous living space and an exceptional lifestyle opportunity. Ideally positioned on a sought-after residential road, the property is just moments from Bushy Park and the vibrant Hampton Hill High Street.

The home features three spacious double bedrooms, a private garden, and a self-contained annex, perfect for guests, extended family, or a home office. Additional benefits include a garage, off-street parking, and loft access, offering excellent storage and future potential.

Located within the catchment area for outstanding local schools, this freehold property combines comfort, practicality, and charm - an ideal choice for families seeking both convenience and tranquillity in a desirable setting.

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- DETACHED THREE BEDROOM FAMILY PROPERTY
- NEWLY BUILT FUNCTIONAL OUT BUILDING
- GARAGE
- CLOSE TO OFSTED OUTSTANDING SCHOOLS
- LARGE LIVING ROOM
- EXTENDED TO REAR WITH OPEN PLAN KITCHEN
- WALKING DISTANCE TO BUSHY PARK
- CLOSE TO LOCAL TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: G

£1,200,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL113229



Property Ref:
FEL113229 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



020 8890 4037



Feltham@barnardmarcus.co.uk



4 Parkfield Parade, High Street, FELTHAM,
Middlesex, TW13 4HJ



barnardmarcus.co.uk