



## **4 Bedroom Brand New Semi-Detached Family Home** **45 Station Road, Hampton TW12 2BT** **£1,175,000 Freehold**

Brand New 4 Double Bedroom Semi-Detached Family Home with a detached garden room.

Arranged over three floors and boasting 1,733 sq ft of internal living space.

Its environmental credentials include air-source heat pump 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.

Kingsbury Row is a prestige development of just 4 family homes, ideally situated in a tranquil village location, just a short stroll to Bushy Park and the River Thames. Great transport links and just a short drive away to Hampton Court Palace, Teddington and Kingston Town Centres.

2 car parking spots to the rear with EV Charging. 10 year new build warranty.

Please note - all internal images are of the show home

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Kingsbury Row,  
Station Road, TW12  
Approximate Gross Internal Area  
161 sq m / 1,733 sq ft

( Including restricted height  
under 1.5m = = = = )  
( CH = Ceiling Heights )

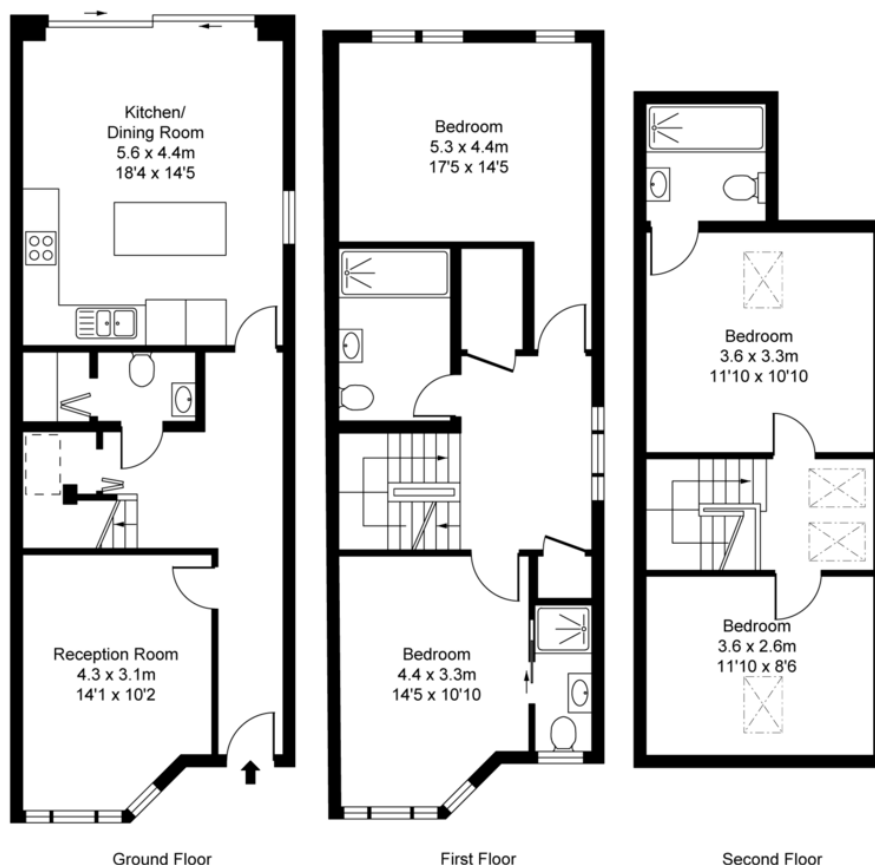
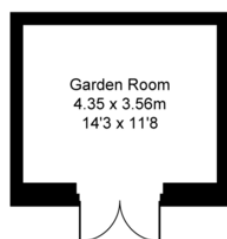


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

- 4 Double Bedroom Semi-Detached Family Home
- Brand New Development of 4 Family Homes
- 1,733 sq ft arranged over 3 floors
- 3 Luxury Bathrooms
- Crafted herringbone flooring to the living areas
- Detached Garden Room
- Air-source heat pump
- 2 Parking Spots and EV Charging
- 10 year new build warranty
- Excellent Schools Nearby
- Great Transport Links
- Tranquil village location
- Close to Bushy Park and the River Thames