

Hanworth Road  
Hampton  
TW12 3EY

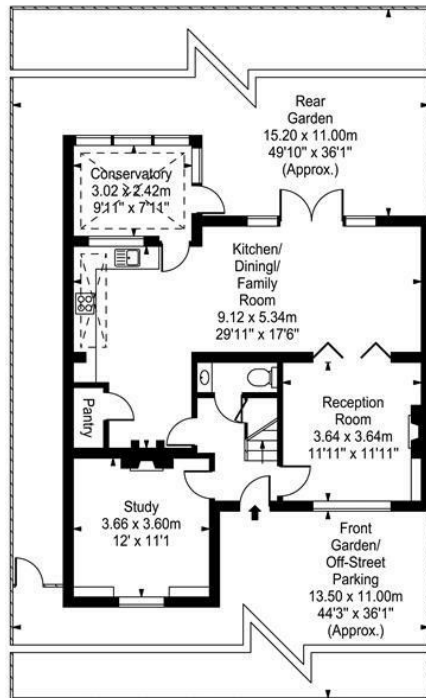
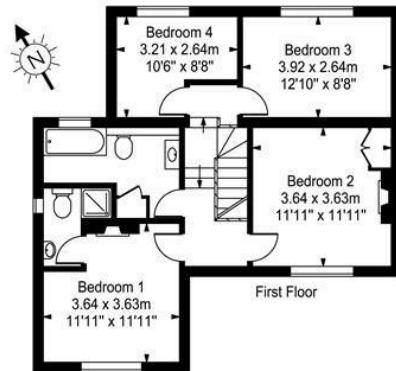
£1,075,000

ChaseBuchanan



# Hanworth Road

Approx. Gross Internal Area  
144 Sq M - 1550 Sq Ft



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

Chase Buchanan

- Viewings accompanied by Chase Buchanan
- Substantial Edwardian family home
- Generous living spaces
- Fabulous kitchen/dining/family room
- Four double bedrooms
- Bathroom & en-suite shower room
- Mature, secluded rear garden
- Off street parking for multiple cars
- Excellent schools nearby
- Easy access to station and shops

This substantial, Edwardian, semi-detached, family home has been extended and improved, combining traditional and modern features, complementing this very appealing property.

With an internal space of 1,500 sq. ft, the ground floor has a wide hallway leading into an elegant living room with a feature fireplace, a study and a fabulous kitchen/dining/family room overlooking the garden, plus a charming conservatory and a guest W.C.

The first floor provides four double bedrooms and a generous family bathroom plus an en-suite shower room.

The secluded garden provides the perfect spot for relaxing or entertaining with a patio area, plenty of mature plants and trees and side access. The attractive driveway provides off-street parking for multiple cars.

With an abundance of character and a pleasing neutral décor with many notable features including, high ceilings, feature fireplaces, sash windows and plenty of storage options throughout. The versatile layout provides the perfect balance of space and comfort.

Hanworth Road is located within easy access to Hampton Station with direct services to London Waterloo and the high street with a variety of shops and restaurants. Some popular schools are nearby including Hampton High School & Buckingham Primary School. Hampton open air swimming pool, Hampton village, plus the open green spaces of Hampton Common and Royal Bushy Park are all close by. With easy access to the M3/M25 motorways and Heathrow Airport.

Please contact the vendors' sole agent, Chase Buchanan, to arrange a viewing.

For more information or to book a viewing, please contact:

020 8941 7576

Chase Buchanan

101 High Street, Hampton Hill, TW12 1NJ

Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.