

**Park Road  
Hampton Hill  
TW12 1HU**

Guide Price £1,295,000

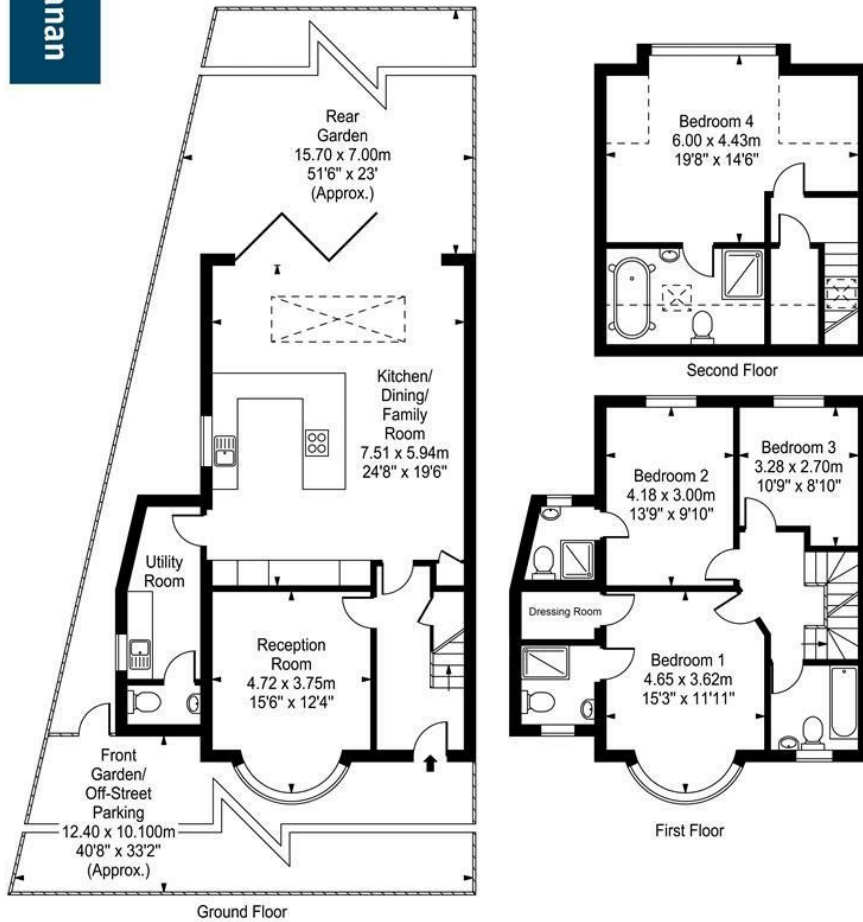
**ChaseBuchanan**



# Park Road

Approx. Gross Internal Area  
178 Sq M - 1916 Sq Ft

Key:  
--- = Reduced headroom below 1.5m / 5'0"



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	Target	Current	Target
88	90		

- Viewings accompanied by Chase Buchanan
- High specification design - 7 years build warranty remaining
- Four double bedrooms
- South facing garden
- Excellent schools nearby
- Spacious family home completed in 2021
- Fabulous kitchen/dining/family room
- Four luxury bathrooms
- Off street parking
- Easy access to station, shops and parks

This fabulous semi-detached family home, with a southerly garden and off-street parking, combines contemporary design with traditional, recently completed and designed to the highest quality in 2021.

With an internal area of 1916 sq ft. the house is arranged over three levels. The ground floor has a superb kitchen/dining/family room, an elegant reception room plus a useful utility room and WC.

The first floor has three double bedrooms, two with en-suite shower rooms, plus a walk-in dressing room to bedroom one and a further smart bathroom and the top floor has a very generous bedroom with a luxury four-piece ensuite.

The stylish interior has been carefully considered as an integral part of the overall design incorporating energy-efficient features and modern details throughout. With solar panels, energy-efficient central heating and hot water systems, high thermal/air and sound insulation, oak-engineered flooring, porcelain tiles, bespoke kitchen cabinetry and quality built-in appliances. With plenty of storage throughout and an abundance of natural light, this home provides the perfect balance of flexible space and comfort.

The landscaped rear garden is south-facing with two seating areas and a variety of plants and trees providing a lovely spot to relax or entertain and to the front is off-street parking for multiple cars and side access.

Park Road is a popular location within easy access to Fulwell Station with direct services to London Waterloo and the high street with a variety of shops and restaurants. Some sought after schools are nearby including Hampton Hill Junior School & Hampton High School. Hampton open air swimming pool, Hampton village, Fulwell Golf Club plus the open green spaces of 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