

Cranmer Road Hampton Hill



£799,950 Freehold

- Semi-detached family house
- Well-presented throughout
- Kitchen breakfast room
- Lovely west facing rear garden
- Offered for sale with no chain
- Three bedrooms
- Through reception room
- Sunroom conservatory
- Attached garage and off-street parking
- Sought-after locals school close by

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Cranmer Road, Hampton Hill, Middlesex TW12 1DN

A wonderful semi-detached family house with three bedrooms, garage and driveway providing off-street parking, lovely west facing private rear garden, and offered for sale with no chain. An extensive range of features includes high ceilings, picture rails, original doors, modern fitted carpets, and well-presented décor throughout the home. There is good potential to further extend, subject to the usual consents. The property is located in a highly desirable road and gives good access to sought-after local schools and the amenities of Hampton Hill High Street. The gates of Royal Bushy Park, Fulwell Railway station, Hampton Open air swimming pool, and local bus services are all close by.

A storm porch and double-glazed front door lead to the entrance hallway with double-glazed windows, built-in under stairs storage cupboard, and doors to all rooms. There is a through reception room with sitting and dining reception areas and a double-glazed bay window. The kitchen breakfast room has a range of modern fitted units with under unit lighting and granite roll top worksurfaces. An extensive range of integrated appliances include Bosch double oven, Bosch dishwasher and fridge. There is a breakfast bar and space for bar stools and a garden facing sunroom conservatory with attractive west facing views of the garden. Light floods in through double-glazed windows and there is a side aspect double-glazed door and rear aspect double-glazed sliding doors to the garden. There is a ground floor cloakroom W.C with a small, frosted window, and a wall mounted sink unit.

Stairs lead to the first floor landing with access to loft space, side aspect window, and doors to all rooms. The principal bedroom is front aspect and has a double-glazed bay window and a range of built-in wardrobes. There is a rear aspect second double bedroom with a range of built-in wardrobes and draws and shelving built into the alcoves. The spacious single third bedroom is front aspect. The fully tiled family bathroom and W.C has a modern fitted white suite with a bath with a wall mounted shower attachment. There is a vanity sink unit, double-glazed frosted window, radiator and a storage cupboard houses the gas central heating boiler.

Outside there is a front garden with trees, flowers, and shrubs. A driveway providing off-street parking leads to an attached garage where there is a utility area. There is space and plumbing for a washing machine, space for tumble dryer, fridge and freezer, and power, light and a tap. The lovely west facing private rear garden is mainly laid to lawn and has a range of tree, flower, and shrub borders.



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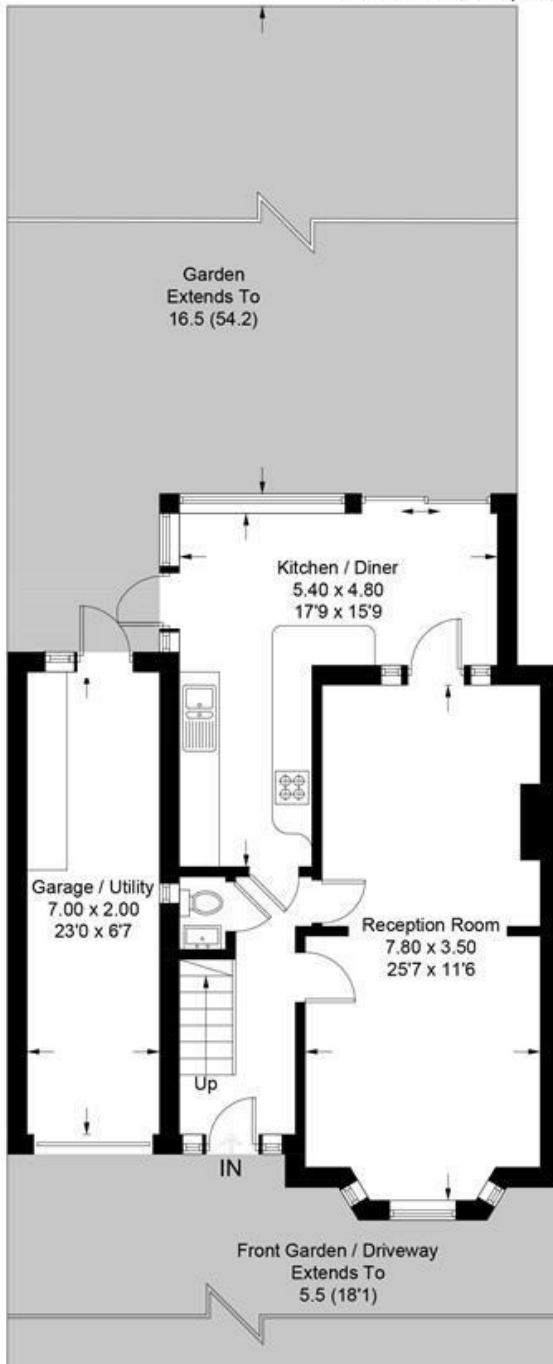


Cranmer Road

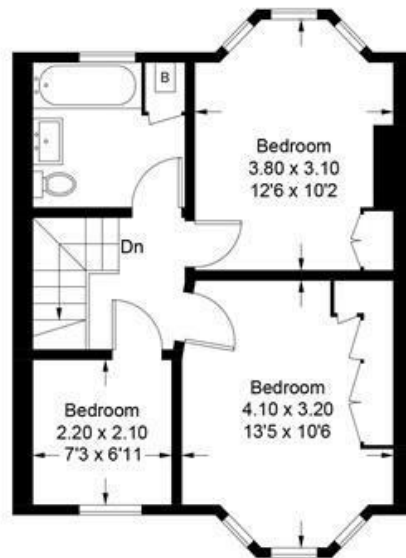
Approximate Gross Internal Area = 91.4 sq m / 983 sq ft
(Excluding Garage)

Garage / Utility = 14.0 sq m / 151 sq ft

Total = 105.4 sq m / 1134 sq ft

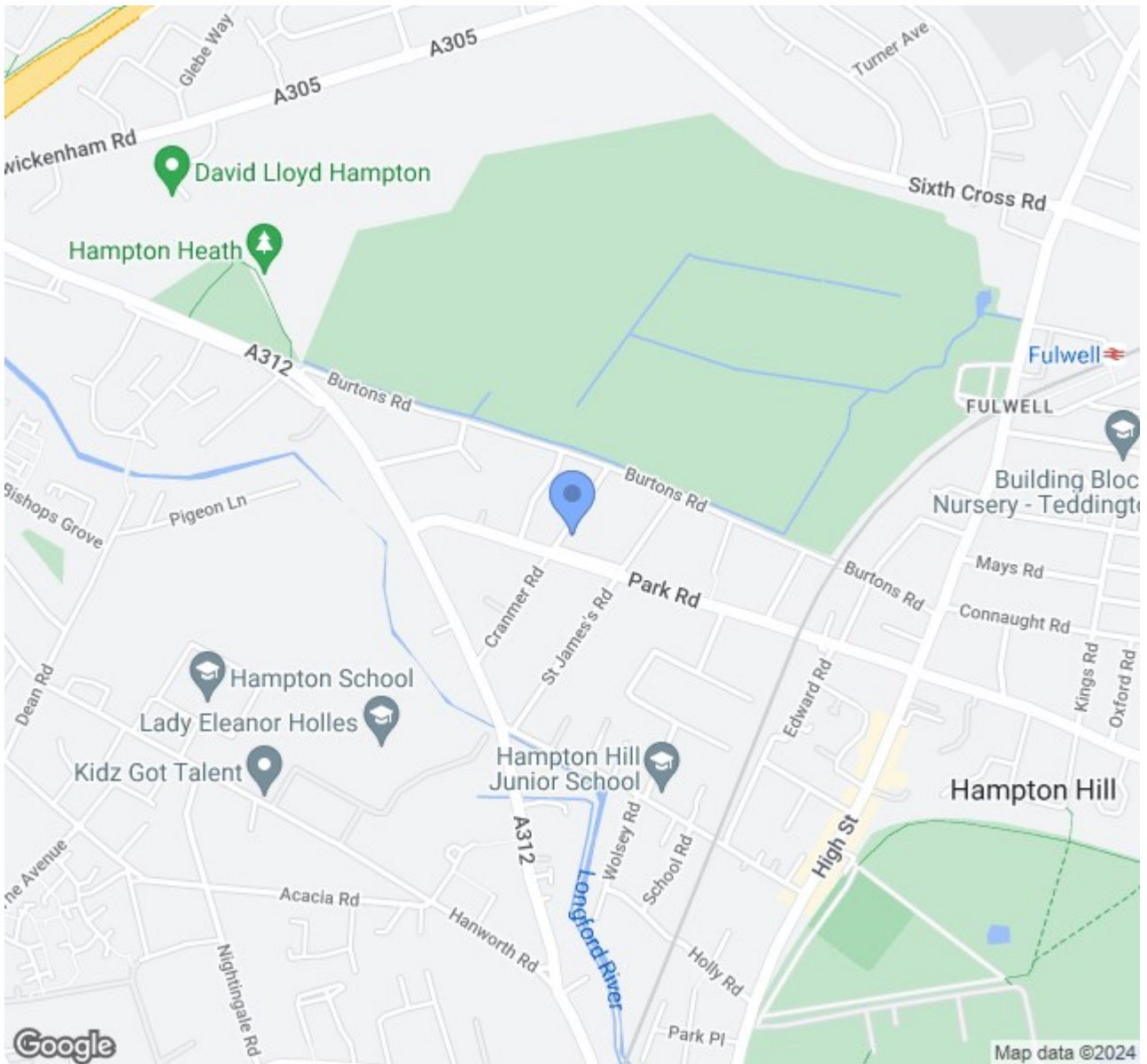


Ground Floor
52.8 sq m / 568 sq ft
(Excluding Garage / Utility)



First Floor
38.6 sq m / 415 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID955621)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them