

## Myrtle Road Hampton Hill



**£675,000 Freehold**

- Victorian family house
- Three double bedrooms
- Two reception rooms
- Requires updating
- Moments to Royal Bushy Park
- End of terrace
- Accommodation over three floors
- Offers good potential to improve
- Sought-after local schools nearby
- Close to local amenities

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## Myrtle Road, Hampton Hill, Middlesex TW12 1QE

An end of terrace Victorian family house with three double bedrooms and accommodation laid out over three floors. Whilst the property has been much loved by the current owner it does require updating and offers very good potential for improvement. Features include high ceilings, cornicing, ceiling rose, sash windows, and character features fireplaces. The property is located moments from the amenities of Hampton Hill High Street and the gates of Royal Bushy Park. Sought-after local schools, bus services, Holly Road recreational playground, Fulwell railway station, and Hampton open air swimming pool are all close by.

An entrance hallway with space for cloaks storage and under stairs storage leads to the front aspect sitting reception room. There is a sash style bay window, character feature fireplace, and custom-made cupboards with shelving into the alcoves. The dining reception room has a door to the garden and leads to the kitchen with fitted units and space for appliances. There is a wall mounted gas central heating boiler, French style doors to the garden, and a shower room with cloakroom W.C.

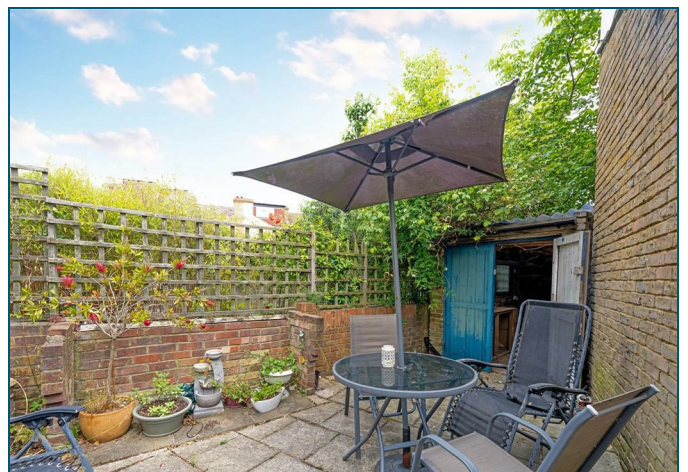
Stairs lead to the first-floor landing with a sash style window and the front aspect double bedroom. There is a character feature fireplace, wardrobes built-into the alcoves and two sash windows. The rear aspect double bedroom has a built-in wardrobe and a sash window. A door leads to the bathroom and W.C with a bath, vanity sink unit, chrome heated towel rail and a sash window.

Stairs lead to the second-floor landing and the spacious third double bedroom which is currently being used as a reception room. There is a storeroom which has the potential to be an en-suite shower room and W.C.

Outside there is a front garden with shrubs and a dwarf wall. Pedestrian side access leads to patio rear garden with flower and shrub borders and a brick built shed.



# Myrtle Road, Hampton Hill, Middlesex TW12 1QE



# Myrtle Road

Approximate Gross Internal Area (Excluding Eaves Storage)

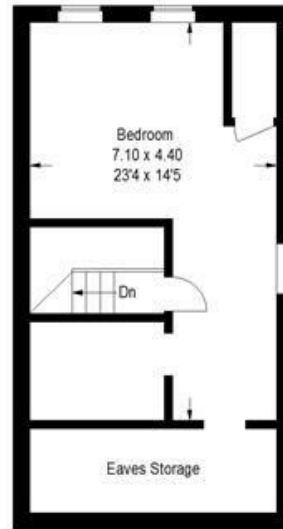
133.0 sq m / 1432 sq ft

Garage = 9.0 sq m / 96 sq ft

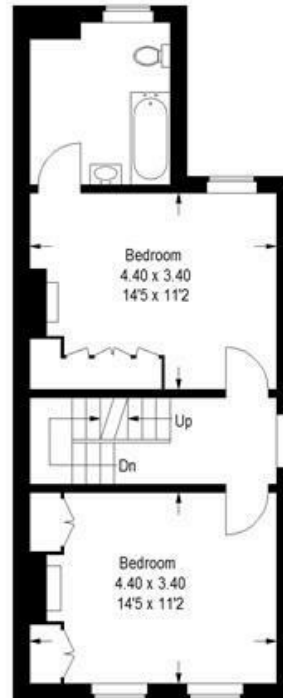
Total = 142.0 sq m / 1528 sq ft



**Ground Floor**  
600 sq ft / 55.7 sq m

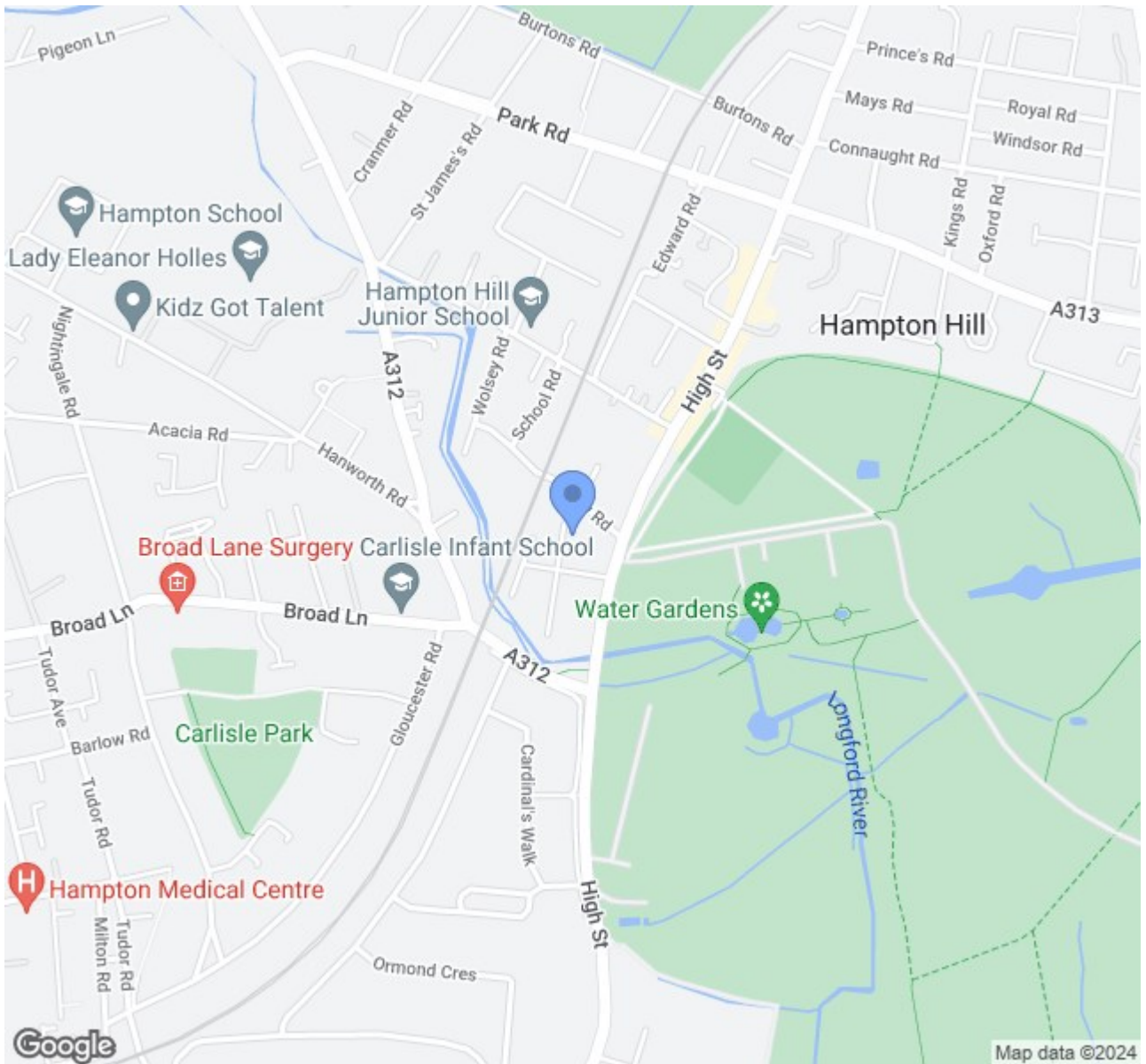


**Second Floor**  
336 sq ft / 31.2 sq m



**First Floor**  
496 sq ft / 46.1 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID982575)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>51</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	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\*\*