

## Holly Road Hampton Hill



**£674,950 Freehold**

- Victorian family house
- Three bedrooms
- Dining reception room
- South facing private rear garden
- Offered for sale with no chain
- Beautifully presented
- Sitting reception room
- Modern kitchen and bathroom
- Moments to Royal Bushy Park
- Sought-after local schools close by

**TIFFIN ESTATE AGENTS LTD**

103 High Street, Hampton Hill, Middlesex, TW12 1NJ

t. +44 (0) 20 8979 9111 e. [info@tiffinestateagents.co.uk](mailto:info@tiffinestateagents.co.uk) w. [www.tiffinestateagents.co.uk](http://www.tiffinestateagents.co.uk)



## Holly Road, Hampton Hill, Middlesex TW12 1QF

A beautifully presented Victorian family house with three bedrooms, lovely south facing private rear garden, and offered for sale with no chain. The property is located moments from the amenities of Hampton Hill High Street and the gates of Royal Bushy Park. Sought-after local schools, Holly Road recreational playground, and the café's, bars and restaurants of Hampton Hill High Street are all close by. A wealth of character features includes high ceilings, coving, character feature fireplaces, recently renovated double-glazed sash style windows and wood flooring.

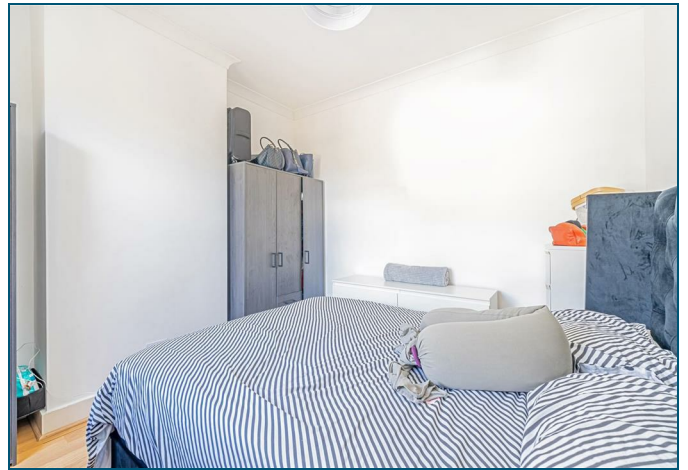
The sitting reception room is front aspect and has a double-glazed sash style bay window. There is a character feature fireplace, custom-made storage cupboards and shelving into the alcoves, and a built-in understairs storage cupboard. The dining reception room is rear aspect and has a character feature fireplace and custom-made storage cupboards and shelving into the alcoves. Double-glazed French style doors lead to the garden and a squared arch leads to the garden facing kitchen. There is a stunning range of modern fitted units with solid wood worksurfaces. Integrated appliances include a stainless-steel double oven, five ring gas hob, extractor fan and fridge freezer. There is space and plumbing for a washing machine, space for a dishwasher, and a double-glazed window.

Stairs lead to the first floor landing with access to loft space and doors to all rooms. There are two good sized double bedrooms and one good sized single bedroom. The bathroom has a modern fitted white suite with a bath with a wall mounted shower attachment and a shower screen. There is a vanity sink unit, part tiled walls, tiled flooring, double-glazed window, and a storage cupboard houses the gas central heating combination boiler.

Outside there is a front garden and a lovely south facing private rear garden. There are decked and artificial lawned areas and a pedestrian rear access.



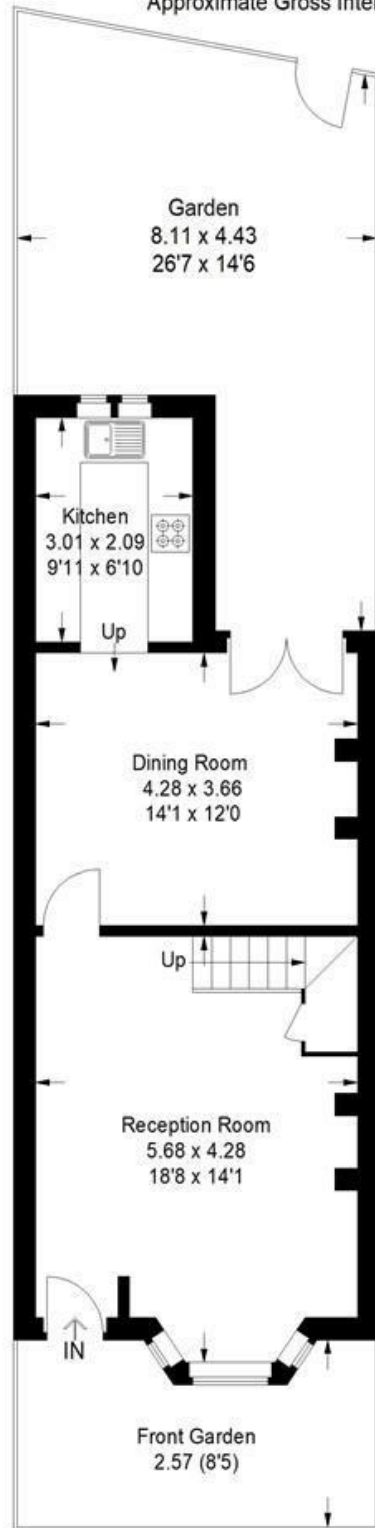
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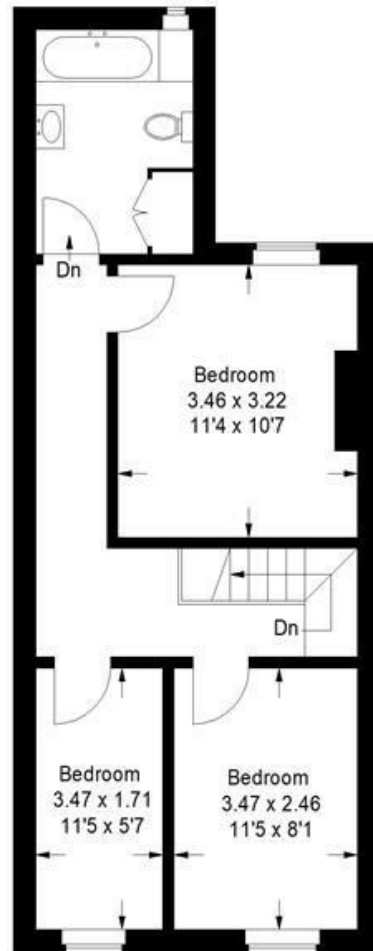


# Holly Road

Approximate Gross Internal Area = 91.2 sq m / 981 sq ft

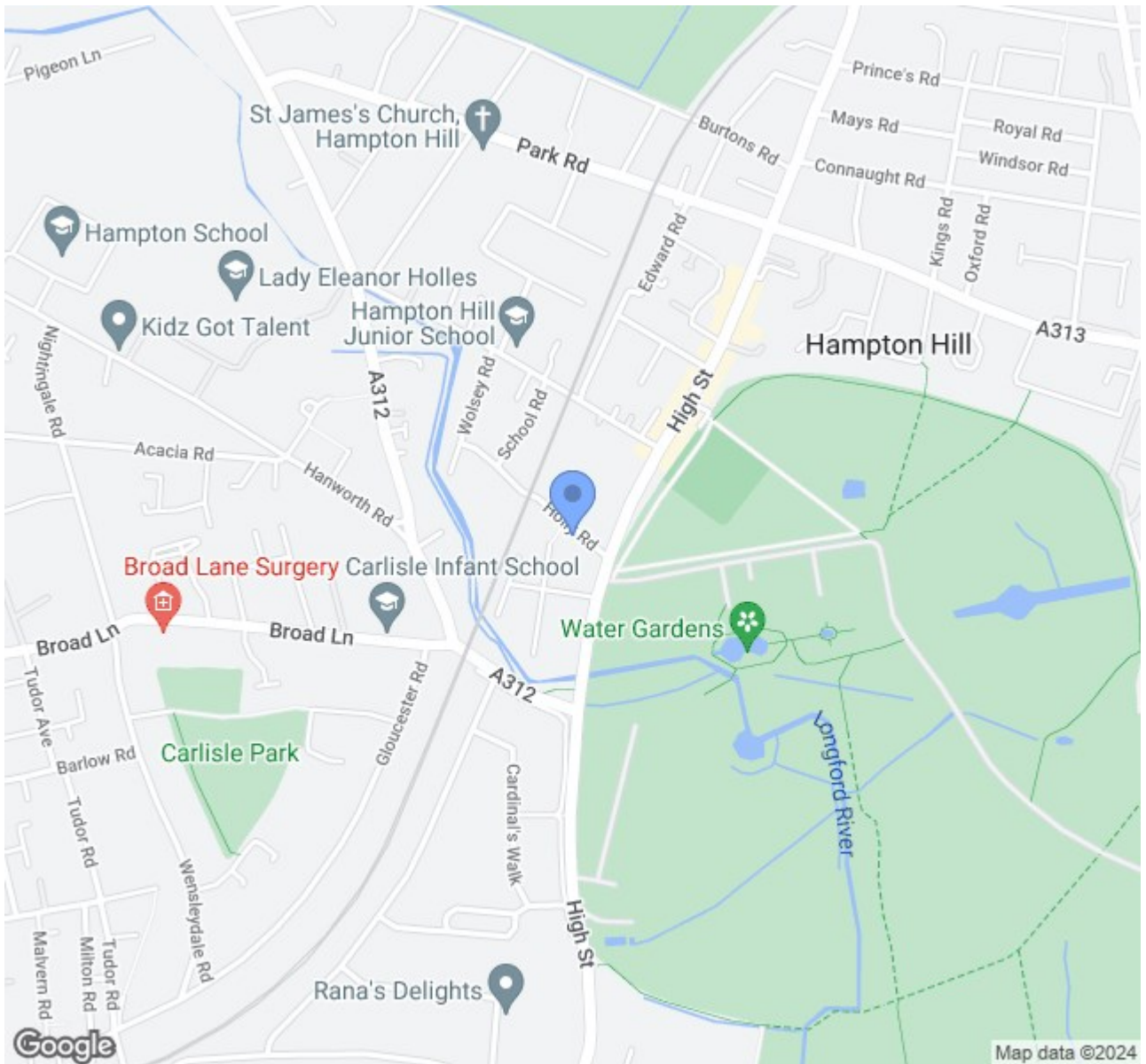


**Ground Floor**  
498 sq ft / 46.3 sq m



**First Floor**  
483 sq ft / 44.9 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1000445)



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>Current</b>	<b>Potential</b>
	<b>90</b>
<b>59</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>Current</b>	<b>Potential</b>
<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\*\*