

High Street Hampton Hill



£674,950 Freehold

- Victorian Freehold property
- Currently two apartments
- West facing private rear garden
- Moments to Royal Bushy Park
- Close to local amenities
- Requires updating
- Good potential to extend (STPP)
- Offered for sale with no chain
- Sought-after local schools nearby
- High Street Location

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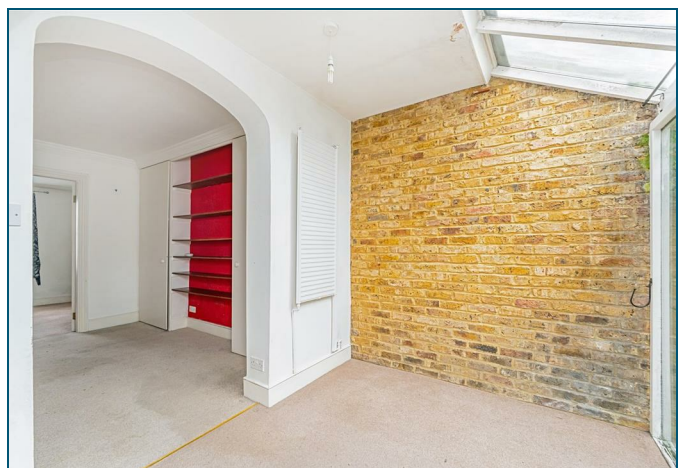
A semi-detached Victorian Freehold property with a west facing private rear garden and offered for sale with no chain. The property is currently laid out as separate ground and first-floor apartments and requires updating. There is good potential to either improve the two converted apartments or return the property to a wonderful character family house. Subject to the usual consents there is also good potential to extend on the ground floor and into the loft. A wealth of additional features includes high ceilings, cornicing, fireplaces, sash windows, exposed brick feature wall, original character doors and skirting boards. This charming home is located in a conservation area in the heart of Hampton Hill and gives good access to sought-after local schools. The gates of Royal Bushy Park and the shops, cafés, bars, restaurants, and amenities of the High Street are all close by. Hampton open air swimming pool, local bus services, and Fulwell railway station are all nearby.

The ground floor apartment has its own entrance and hallway. There is a kitchen, shower room, two reception rooms, and one double bedroom. Two sets of French style doors lead to the rear garden.

Accessed via a shared pedestrian side path the first-floor apartment has its own private ground floor entrance. A front door and stairs lead to the first floor and a kitchen, bathroom, reception room and two double bedrooms.

Outside there is a front garden with a wall and a range of shrubs. Secure pedestrian side access leads to the west facing private rear garden.

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

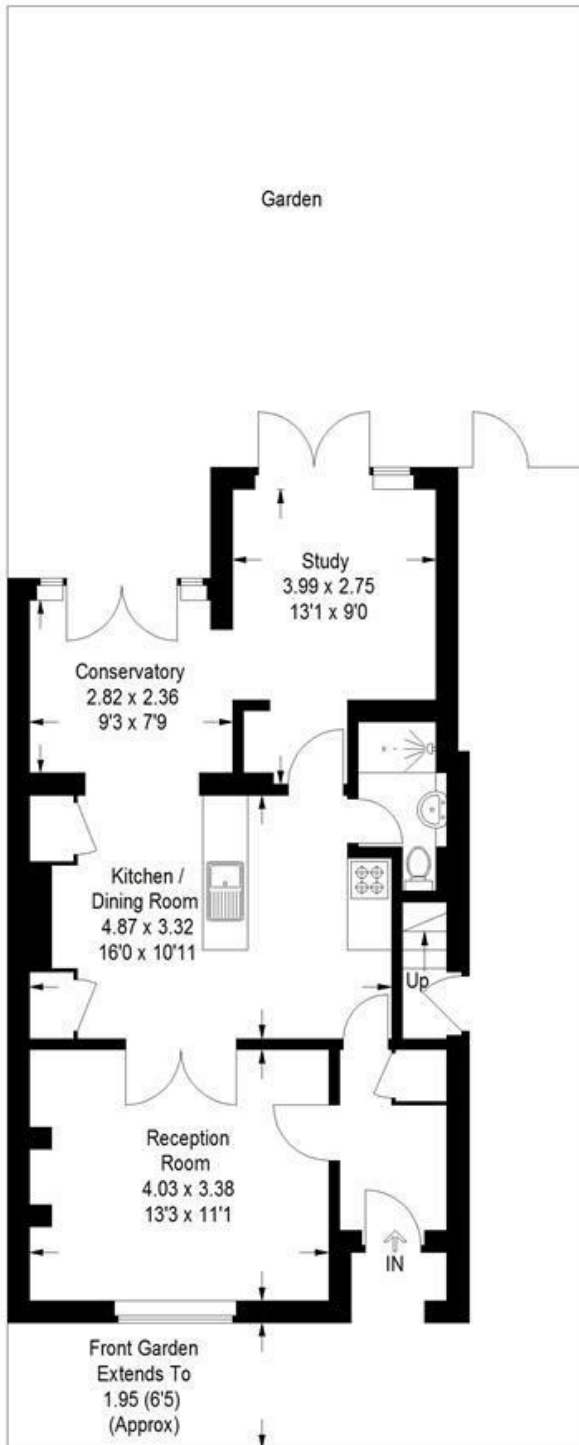


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High Street

Approximate Gross Internal Area = 108.9 sq m / 1172 sq ft

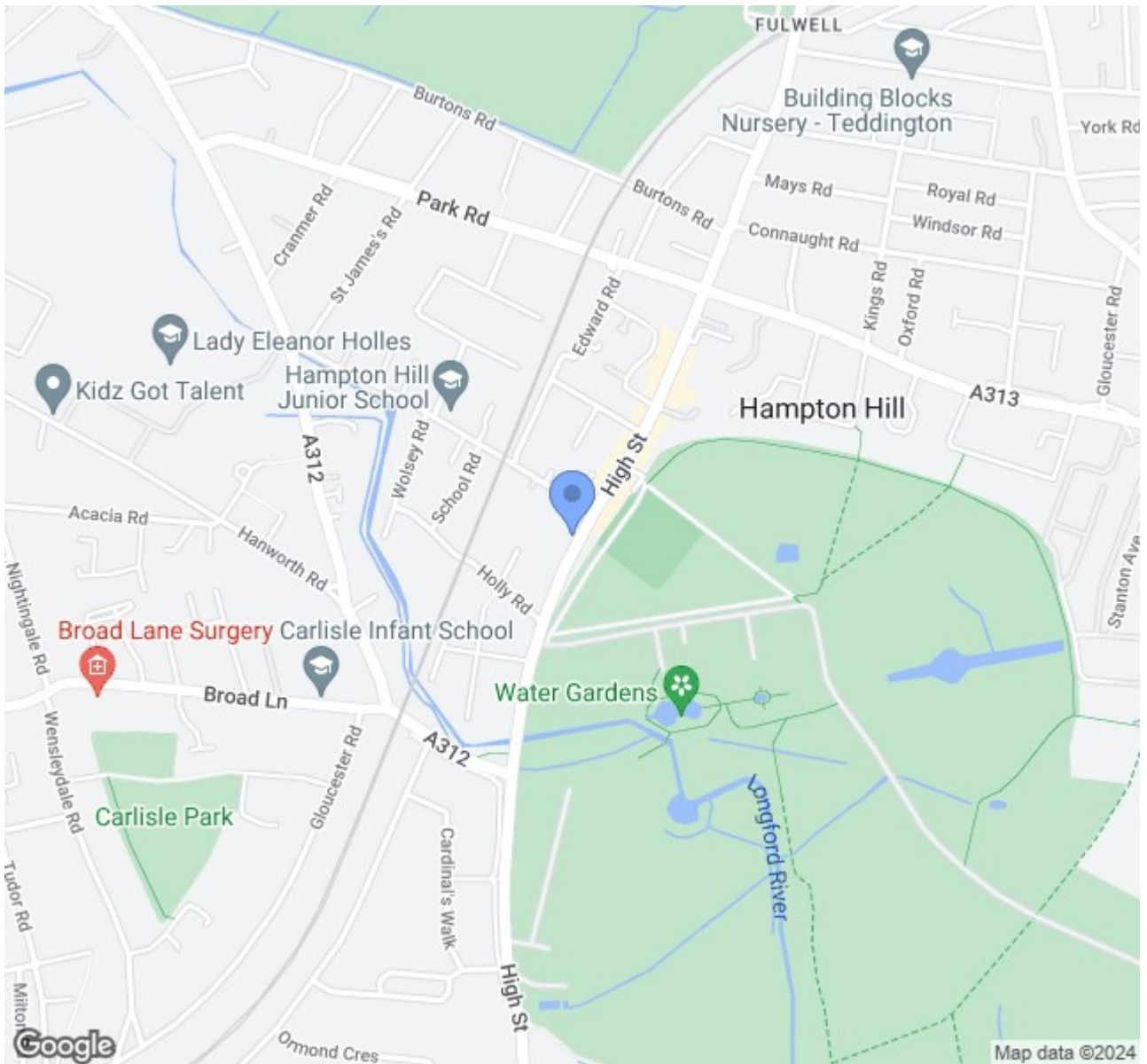


Ground Floor
612 sq ft / 56.9 sq m



First Floor
560 sq ft / 52.0 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1001903)



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