

## Hatherop Road Hampton



### Offers In Excess Of £700,000 Freehold

- Semi-detached family house
- Sitting and dining reception rooms
- Garage and off-street parking
- Good potential to extend (STPP)
- Sought-after local schools nearby
- Three good sized bedrooms
- Conservatory and fitted kitchen
- Offered for sale with no chain
- Lovely private rear garden
- Village and amenities 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)



## Hatherop Road, Hampton, Middlesex TW12 2RH

A wonderful semi-detached family house with three good-sized bedrooms, garage, driveway with off-street parking, and offered for sale with no chain. The property has been much loved and well maintained by our client since their ownership began in the 1970's and offers good potential for further improvement, and extension, subject to the usual consents. This highly desired location provides good access to the cafes, bars, restaurants, village green, and local amenities of Hampton Village. The green spaces of Hatherop and Carlisle Parks, sought-after local schools, local bus services, and Hampton open air swimming pool are all close by.

A double-glazed entrance porch and further double-glazed front door leads to the entrance hallway. There is a spacious understairs storage room with space for cloaks storage, shelving, and double-glazed frosted window and doors lead to all rooms. The sitting reception room is front aspect and has a double-glazed round bay window and a character feature fireplace with an open fire. There is a rear aspect dining reception room with a character feature fireplace, windows, and French style doors to the conservatory. The kitchen has a range of modern fitted units with an integrated oven, four ring gas hob and an extractor fan. There is an integrated microwave, side aspect double-glazed frosted window, part tiled walls, and tiled flooring. A double-glazed door leads to the conservatory with space for a sitting area, fridge freezer and space and plumbing for a washing machine. The gas central heating boiler is wall mounted and modern fitted, and there are double-glazed windows and a double-glazed door to the garden.

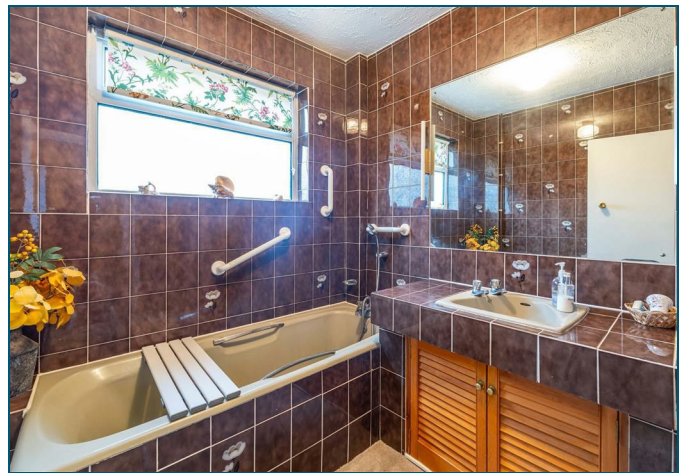
Stairs lead to the first floor landing with access to loft space, side aspect double-glazed frosted window and doors to all rooms. The principal bedroom is front aspect and has a double-glazed round bay window and two sets of built-in wardrobes with cupboard space above. There is a rear aspect second double bedroom with a built-in storage cupboard and a spacious front aspect single bedroom. The fully tiled bathroom has a bath with a wall mounted shower attachment, vanity sink unit, radiator and double-glazed frosted window. There is a separate cloakroom W.C with part tiled walls and a double-glazed frosted window. Additional features include picture rails, modern fitted carpets, double-glazing and gas central heating.

Outside there is a walled front garden with a raised bed with shrubs and a pebbled area. A paved driveway has an outside tap, provides off-street parking for several cars, and leads to a garage. Secure pedestrian side access leads to the patio rear garden with tree and shrub borders, two sheds and a water butt.



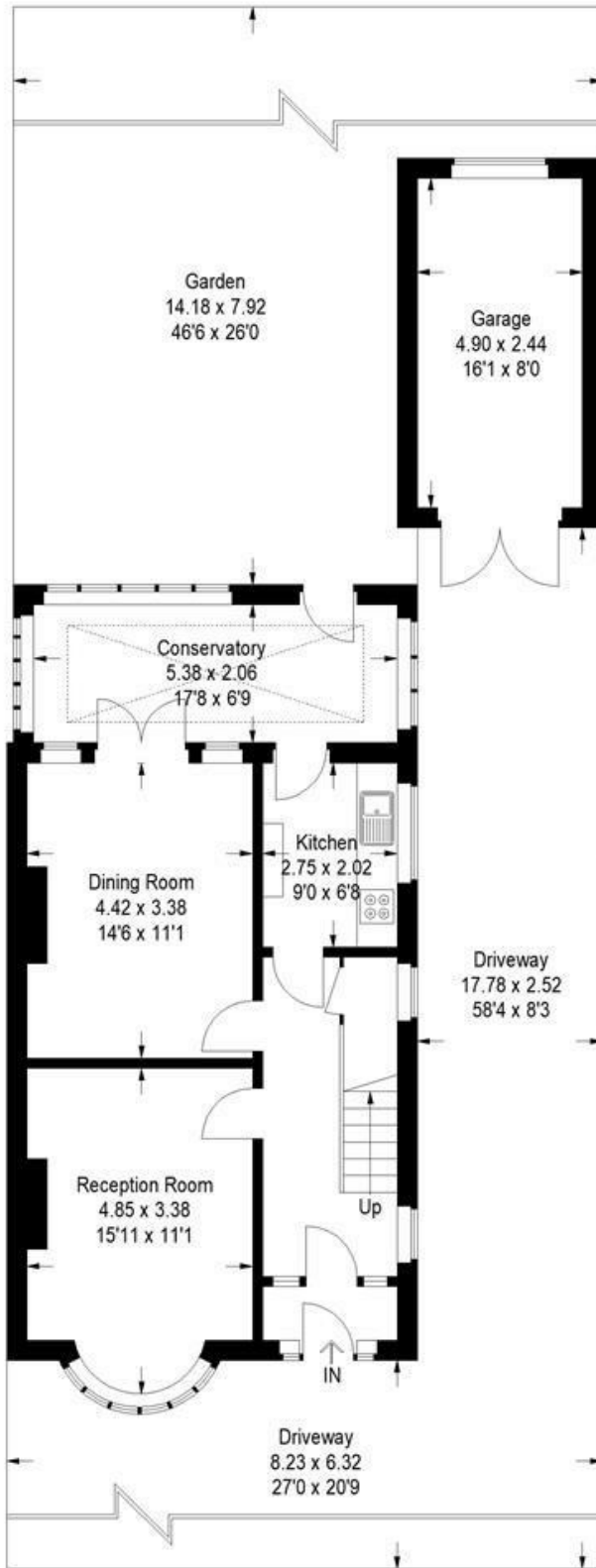


# Hatherop Road, Hampton, Middlesex TW12 2RH

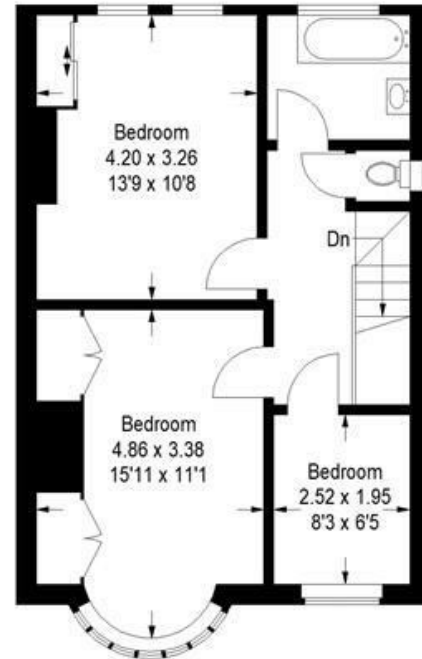


# Hatherop Road

Approximate Gross Internal Area  
108.9 sq m / 1172 sq ft  
Garage = 12.4 sq m / 133 sq ft  
Total = 121.3 sq m / 1305 sq ft



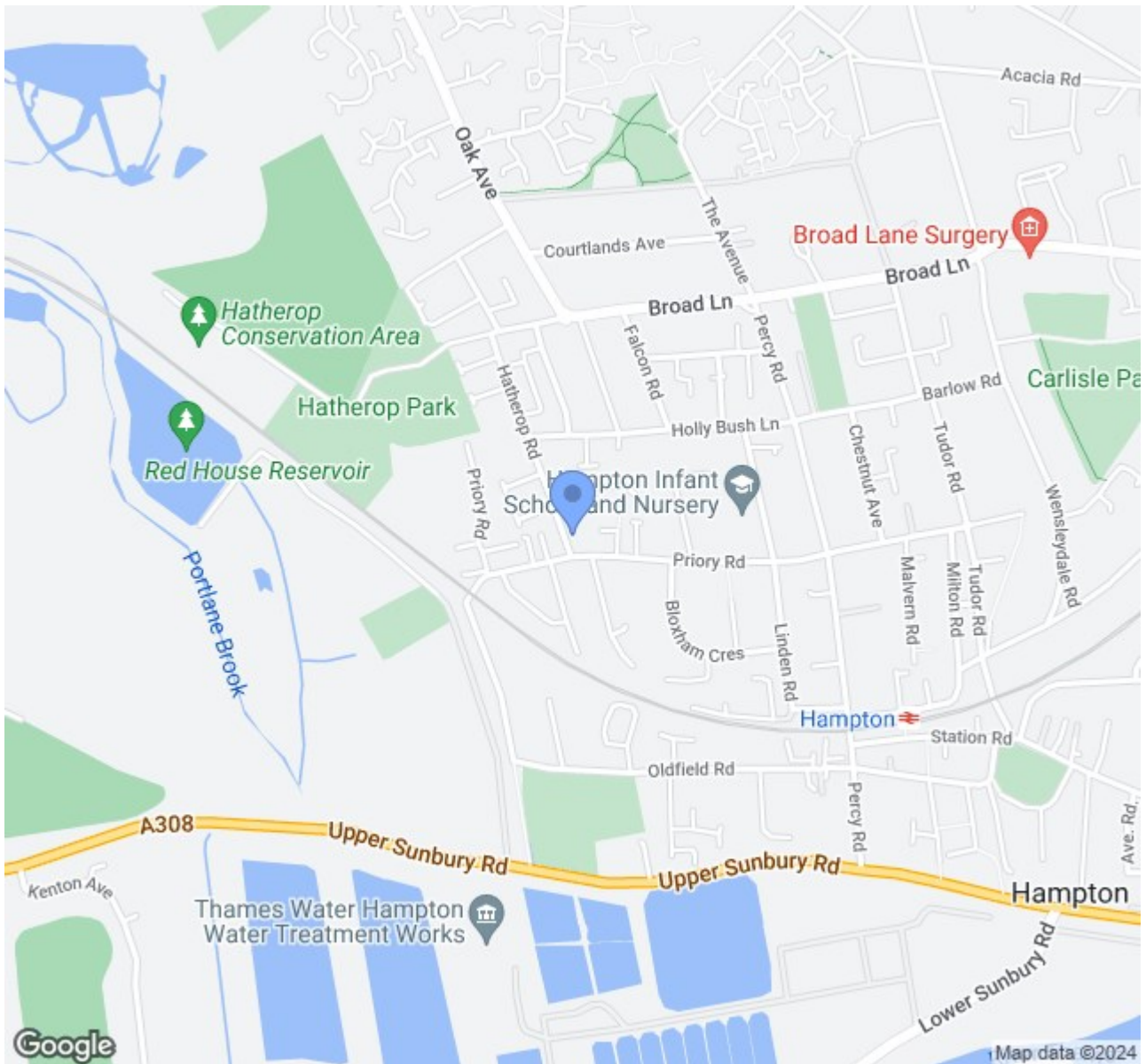
**Ground Floor**  
662 sq ft / 61.5 sq m



**First Floor**  
510 sq ft / 47.4 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1037890)





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>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\*\*