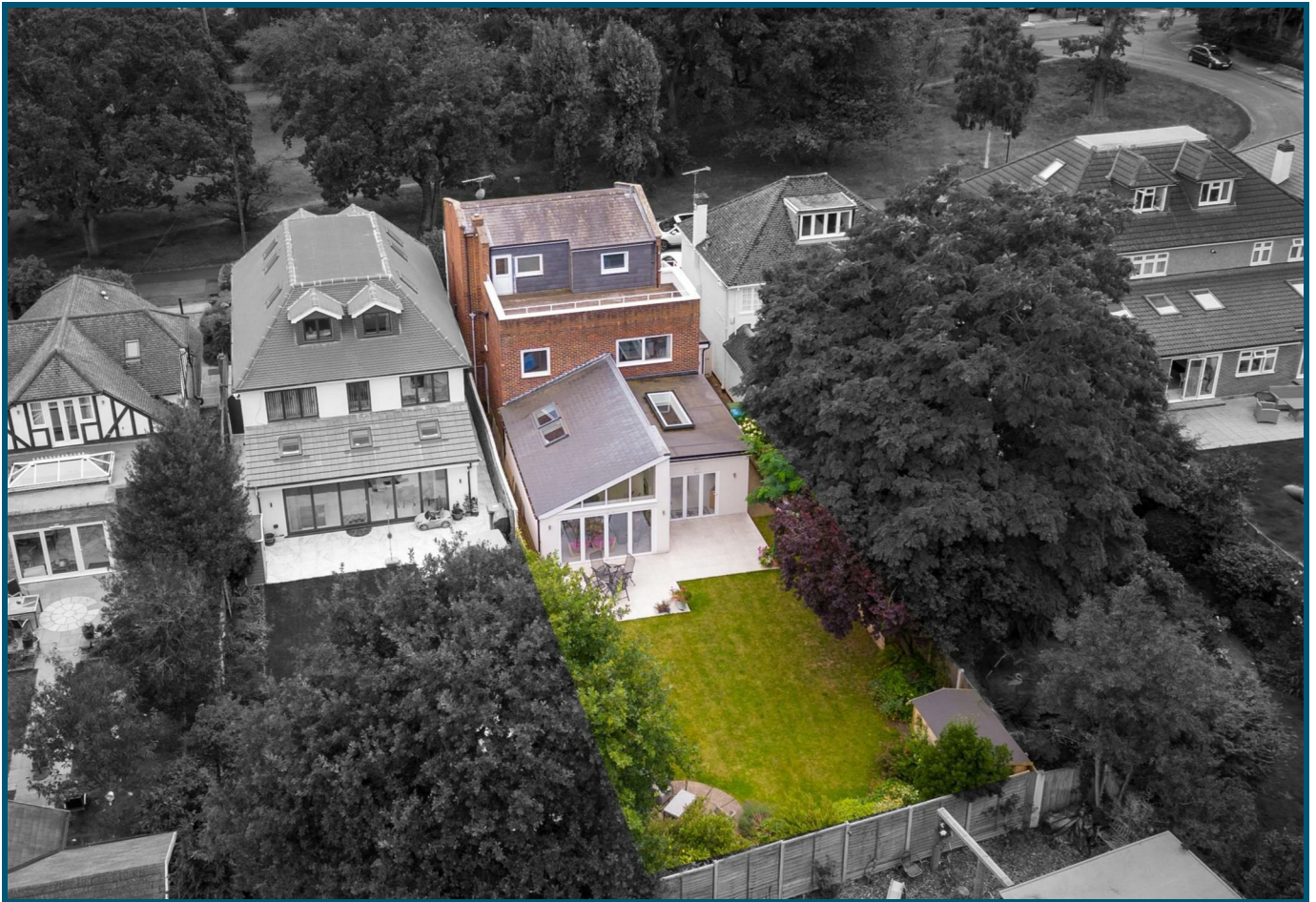


Manor Gardens Hampton



Offers In Excess Of £1,900,000 Freehold

- Magnificent, detached family house
- Beautifully presented
- Two modern fitted bathrooms
- Wonderful private rear garden
- Sought-after local schools close by
- Five double bedrooms
- Stunning kitchen, dining, family room
- Utility room
- Ample off-street parking
- Moments to Bushy Park and Hampton pool

TIFFIN ESTATE AGENTS LTD

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

t. +44 (0) 20 8979 9111 e. info@tiffinestateagents.co.uk w. www.tiffinestateagents.co.uk

Manor Gardens, Hampton, Middlesex TW12 2TU

A magnificent, detached family house with five double bedrooms, two stunning bathrooms, and a wonderful private rear garden. This beautifully presented modern home has bright and spacious accommodation laid out over three floors. The kitchen, dining and family reception room is the hub of the home with a wow factor feel and enjoys an abundance of light flooding in. A plethora of wonderful additional features includes underfloor heating in the kitchen, dining and family reception room, oak flooring, and a security system. There is a contemporary feel throughout the home with immaculately presented décor to a high specification.

The property overlooks Manor Gardens green open space with attractive views and a semi-rural feel. This location gives good access to sought-after local schools and Hampton village with its railway station, amenities, and village green. A pedestrian entrance to Royal Bushy Park, Hampton open air swimming pool, and local bus services are only moments away. The amenities of Hampton Hill High Street and the river Thames are all close by.

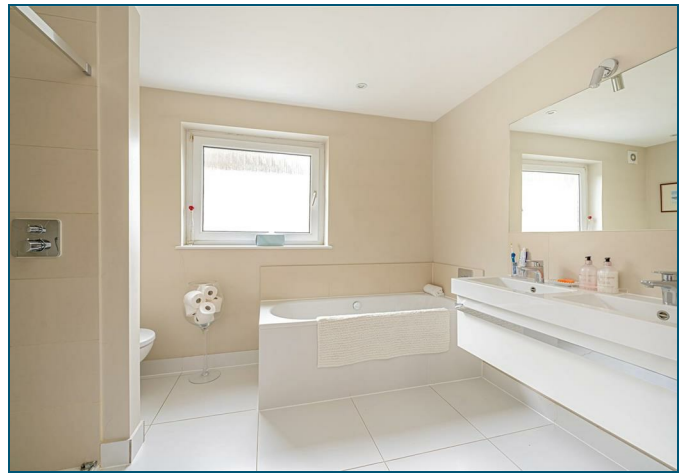
A spacious entrance hallway with a skylight and double-glazed window leads to the garden facing kitchen, dining, and family reception room. Two sets of bi-folding doors, a lantern skylight, double-glazed skylights, and double-glazed windows all flood the room with light. The kitchen breakfast room has a stunning range of modern fitted units with soft close doors and Corian worksurfaces. A central island has a large stainless-steel sink unit, a second stainless-steel sink unit, Quooker tap, and a Corian breakfast bar and space for bar stools. Integrated appliances include two Neff ovens, and a Neff induction hob with Elica extractor fan with light, and there is space for an American style fridge freezer. A spacious larder provides valuable storage and has space for a microwave. Open plan access leads to spacious dining and family reception areas with attractive views of the garden. A utility room has a sink unit and space and plumbing for a washing machine and space for a tumble dryer. A useful storage cupboard has shelving and power and there is a concealed and newly fitted gas central heating combination boiler. There is a double-glazed window and double-glazed door to the garden. The formal sitting reception room is front aspect and lovely views of Manor Gardens green open space are enjoyed via a double-glazed window and double-glazed sliding door. There is a ground floor cloakroom W.C with a sink unit and a separate cloak storage room with two spacious built-in storage cupboards.

Stairs lead to the first-floor landing and four double bedrooms. All four bedrooms have built-in wardrobes and one of the bedrooms is being used as a home office. The modern fitted family bathroom and W.C has a bath and a separate shower cubicle. There is a twin vanity sink unit, heated towel rail, tiled flooring, and a double-glazed frosted window.

Stairs lead to the second floor landing where there is a door to the roof terrace, and a further door leads to the front aspect principal bedroom suite. This spacious suite has a large double bedroom, dressing room with open wardrobes, and en suite bathroom and W.C. There is a bath, separate walk-in shower cubicle, vanity sink unit, heated towel rail, tiled flooring, shaver point and double-glazed window.

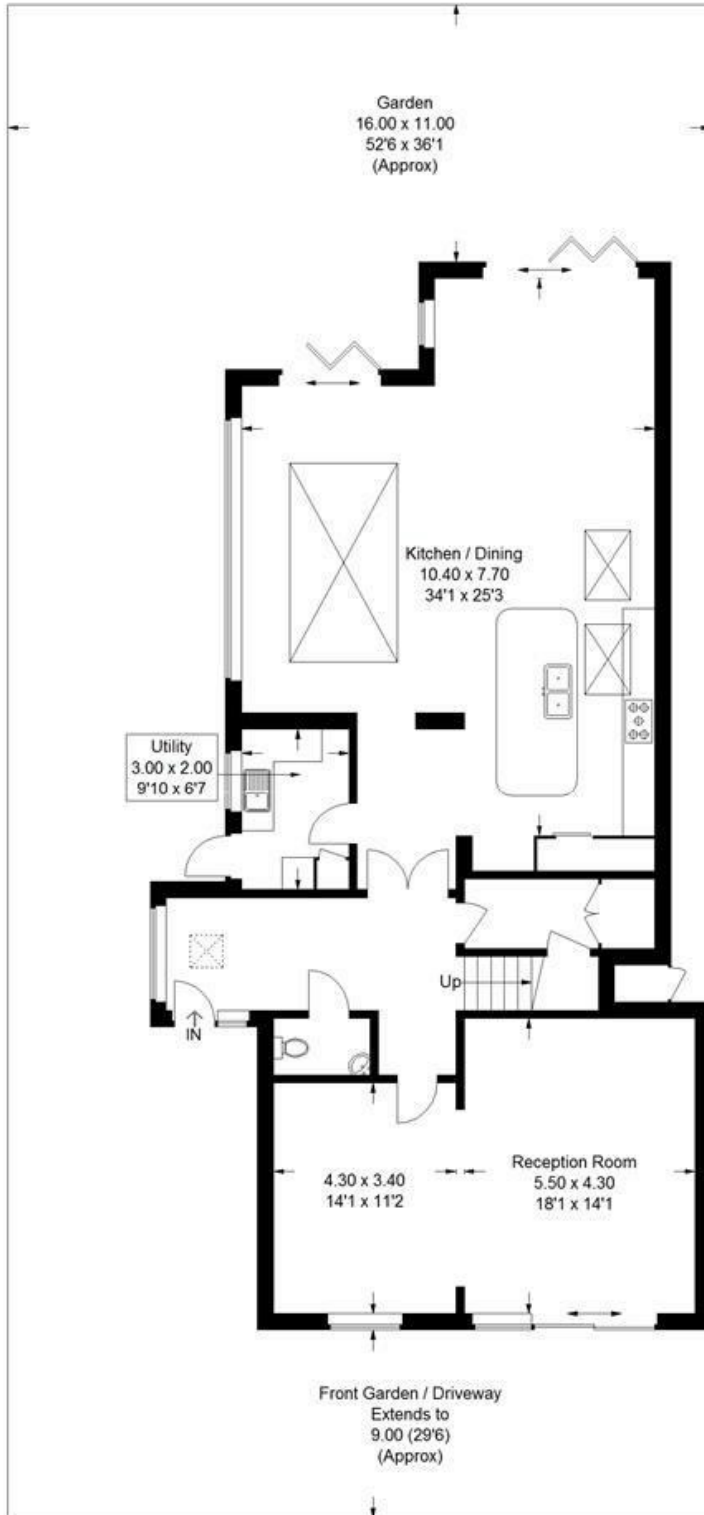
Outside there is a walled front garden with a paved driveway which provides ample off-street parking. A watering system services established tree, flowers, and shrub borders, and there is outside power. Secure pedestrian side access has space for bin storage, power, tap, and flowering shrubs sit on raised beds. The wonderful rear garden has lawned and two patio areas and established trees, flowers, and shrubs have a watering system. There is a shed, brick built-storage cupboard, security camera and lighting, further lighting, and outside power. Accessed via the second floor of the house the roof terrace has breathtaking and far-reaching views to three sides and includes distant views of Royal Bushy Park.





Manor Gardens

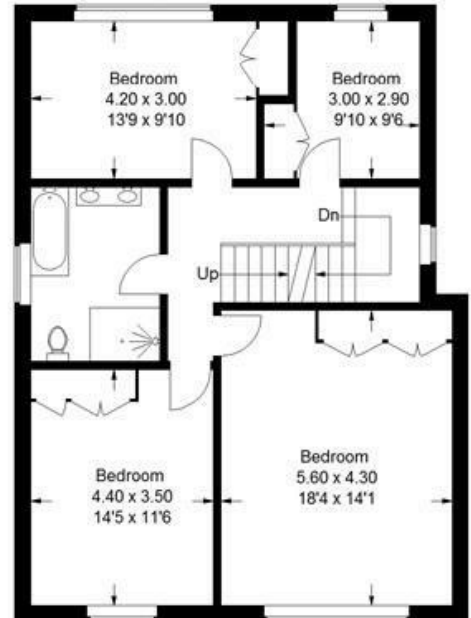
Approximate Gross Internal Area = 281.3 sq m / 3027 sq ft



Ground Floor
1566 sq ft / 145.5 sq m

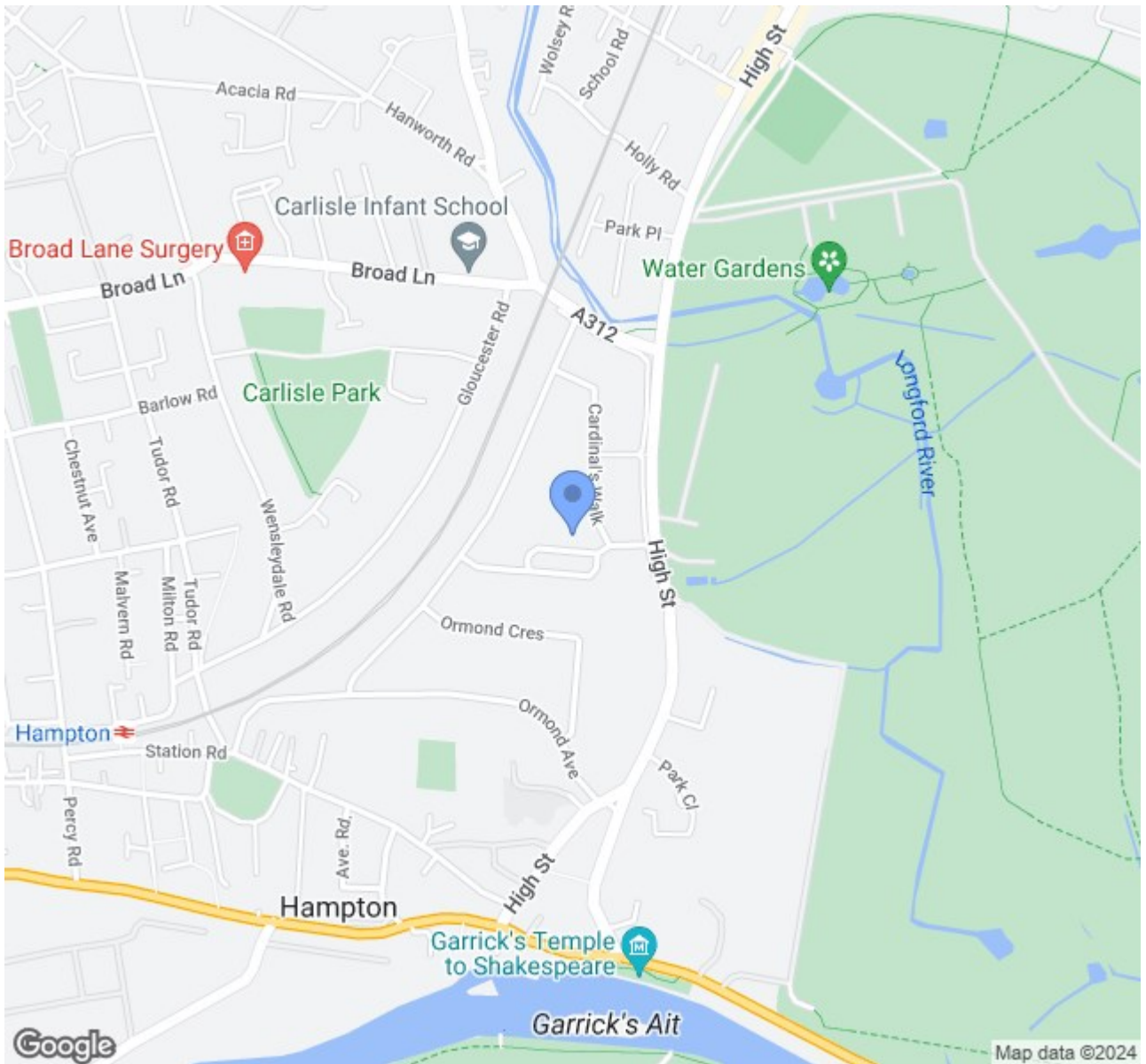


Top Floor
675 sq ft / 63.4 sq m



First Floor
886 sq ft / 82.3 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID995532)



Energy Efficiency Rating		Current	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	70	80

Environmental Impact (CO ₂) Rating		Current	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