

## Cross Street Hampton Hill



### £625,000 Freehold

- Charming Victorian cottage
- Two double bedrooms
- Dining reception room
- Magnificent shower room and W.C.
- Close to Bushy Park and amenities
- Beautifully presented
- Sitting reception room
- Stunning kitchen with underfloor heating
- Lovely private rear garden
- Wealth of character and charm

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## Cross Street, Hampton Hill, Middlesex TW12 1RT

A beautifully presented Victorian cottage with two double bedrooms and a wealth of charm located in the heart of Hampton Hill. Features include a stunning kitchen, breathtaking shower room and W.C, fireplaces, stripped wood doors, wood flooring, and immaculately presented décor throughout the home. The gates of Royal Bushy Park, local amenities, and the shops, cafes, bars, and restaurants of the High Street, are all close by. Local bus services, Fulwell railway station, sought-after local schools, and Hampton Open air swimming pool, are all nearby.

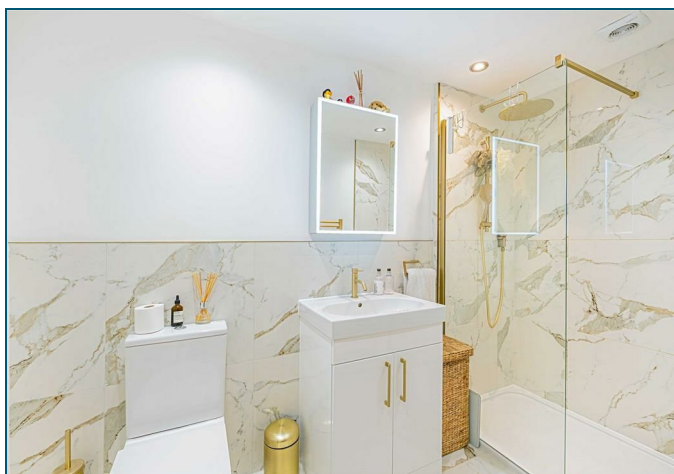
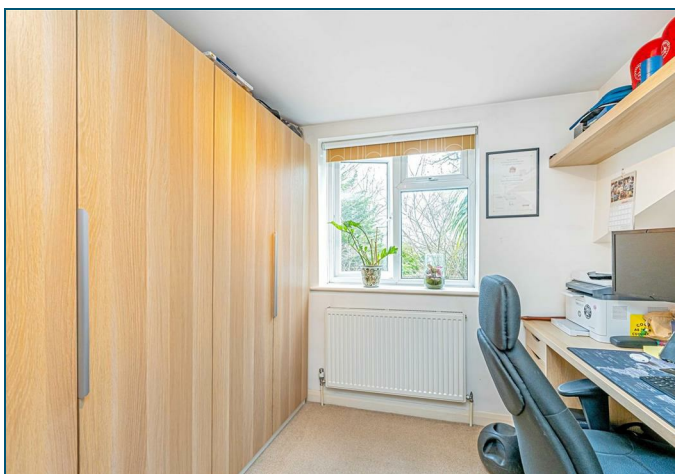
A timber front door with leaded windows leads to the front aspect sitting reception room. There is a double-glazed sash style bay window and a character feature fireplace. Custom-made built-in storage cupboards and shelving into the alcoves provide storage. A stripped wood door leads to the dining reception room with two built-in understairs storage cupboards. A squared arch leads to the wonderful kitchen with underfloor heating and double-glazed French style doors to the garden. There is a stunning range of modern fitted units with under unit lighting, Quartz worksurfaces, and stainless-steel twin sink unit with pull-out spray tap. An extensive range of AEG integrated appliances includes double oven, microwave, four ring gas hob, extractor fan, dishwasher, washer dryer and fridge freezer. There are part tiled walls, tiled flooring, and the concealed, wall mounted and modern fitted gas central heating combination boiler.

Stairs lead to the first floor landing with access to loft space via a pull down ladder, and over stairs airing cupboard with radiator and shelving. Stripped wood doors lead to the two double bedrooms. The front aspect principal bedroom has a range of built-in wardrobes, built-in storage cupboard with shelving, and a fireplace. A sliding door leads to the magnificent shower room and W.C with porcelain marble effect tiled walls and flooring. There is a shower cubicle, vanity sink unit, heated towel rail, mirror fronted storage cupboard with LED sensor lighting, and a further storage cupboard.

Outside there is a reclaimed brick walled front garden, with patio, tree, and space for bin storage. The lovely private rear garden offers good privacy and has patio and raised artificial lawned areas. There is a cherry blossom tree, shrubs sitting on a raised bed, two sheds, and outside lighting, power, and tap.



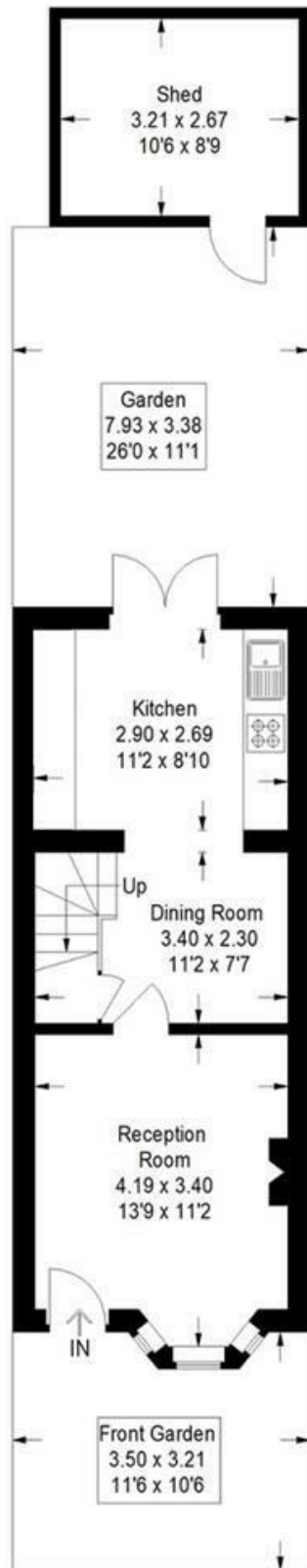
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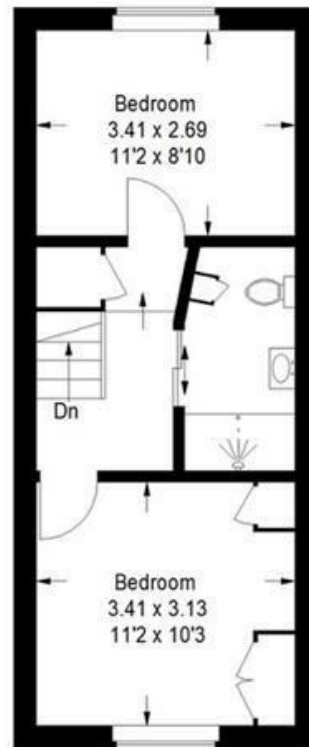


## Cross Street

Approximate Gross Internal Area  
61.8 sq m / 665 sq ft  
Shed = 8.5 sq m / 91 sq ft  
Total = 70.3 sq m / 756 sq ft

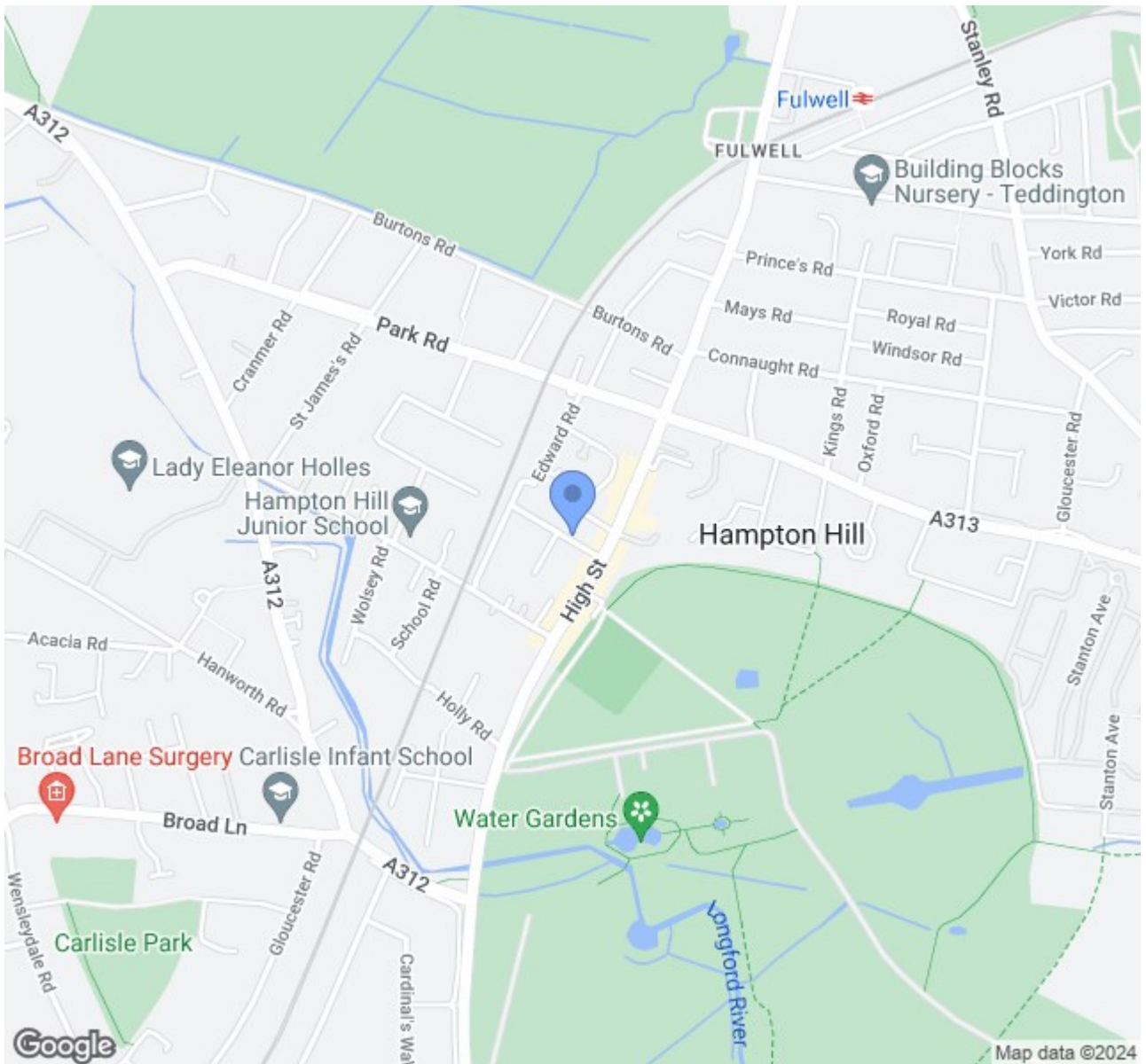


**Ground Floor**  
330 sq ft / 30.7 sq m



**First Floor**  
335 sq ft / 31.1 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1048975)



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	72

\*\*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\*\*