

## Laurel Road Hampton Hill



### £799,950 Freehold

- Mid-terraced family house
- Sitting reception room
- Modern fitted kitchen
- Lovely private rear garden
- Offered for sale with no chain
- Three bedrooms
- Dining reception room
- First floor family bathroom
- Good potential to extend (STPP)
- Moments to Royal Bushy Park

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## Laurel Road, Hampton Hill, Middlesex TW12 1JH

A wonderful 1930's family house with three bedrooms, situated moments from one of the gates of Royal Bushy Park, and offered for sale with no chain. This charming and well-presented home has a generous sized private rear garden and offers good potential to extend the ground floor and convert the loft, all of which is subject to the usual consents. Additional features include picture rails, original doors, double-glazing, and gas central heating. Immediate access to Royal Bushy Park can be enjoyed, and the amenities of both Hampton Hill and Teddington town centres are all close by. Fulwell railway station, local bus services, and Sought-after local schools, are all nearby.

A timber front door with leaded window and leaded window to side leads to the entrance hallway. There is space for cloaks storage and a built-in understairs storage cupboard. Doors lead to the front aspect sitting reception room and the rear aspect and garden facing dining reception room. Double-glazed sliding patio doors lead to the rear garden and there is a wall mounted gas central heating boiler. Open plan access leads to kitchen with a range of modern fitted units and integrated oven, hob, and extractor fan. There is space and plumbing for a washing machine and dishwasher, and space for a fridge freezer. There is a double-glazed window, door to the garden, part tiled walls and tiled flooring.

Stairs lead to the first floor landing with access to loft space and doors to all rooms. There are two good sized double bedrooms, one of which has an airing cupboard housing the hot water tank. The single third bedroom is front aspect. The fully tiled family bathroom and W.C have a bath with a wall mounted shower attachment and a shower screen. There is a further handheld shower attachment, pedestal wash hand basin, radiator, and double-glazed frosted window.

Outside there is a pebbled front garden and a lovely private rear garden with patio and shingles areas. There is a tap, two sheds and pedestrian rear access.





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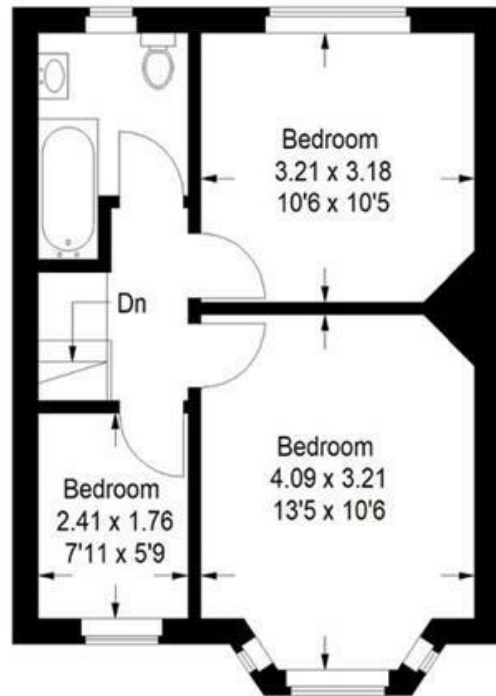


# Laurel Road

Approximate Gross Internal Area = 77.5 sq m / 834 sq ft



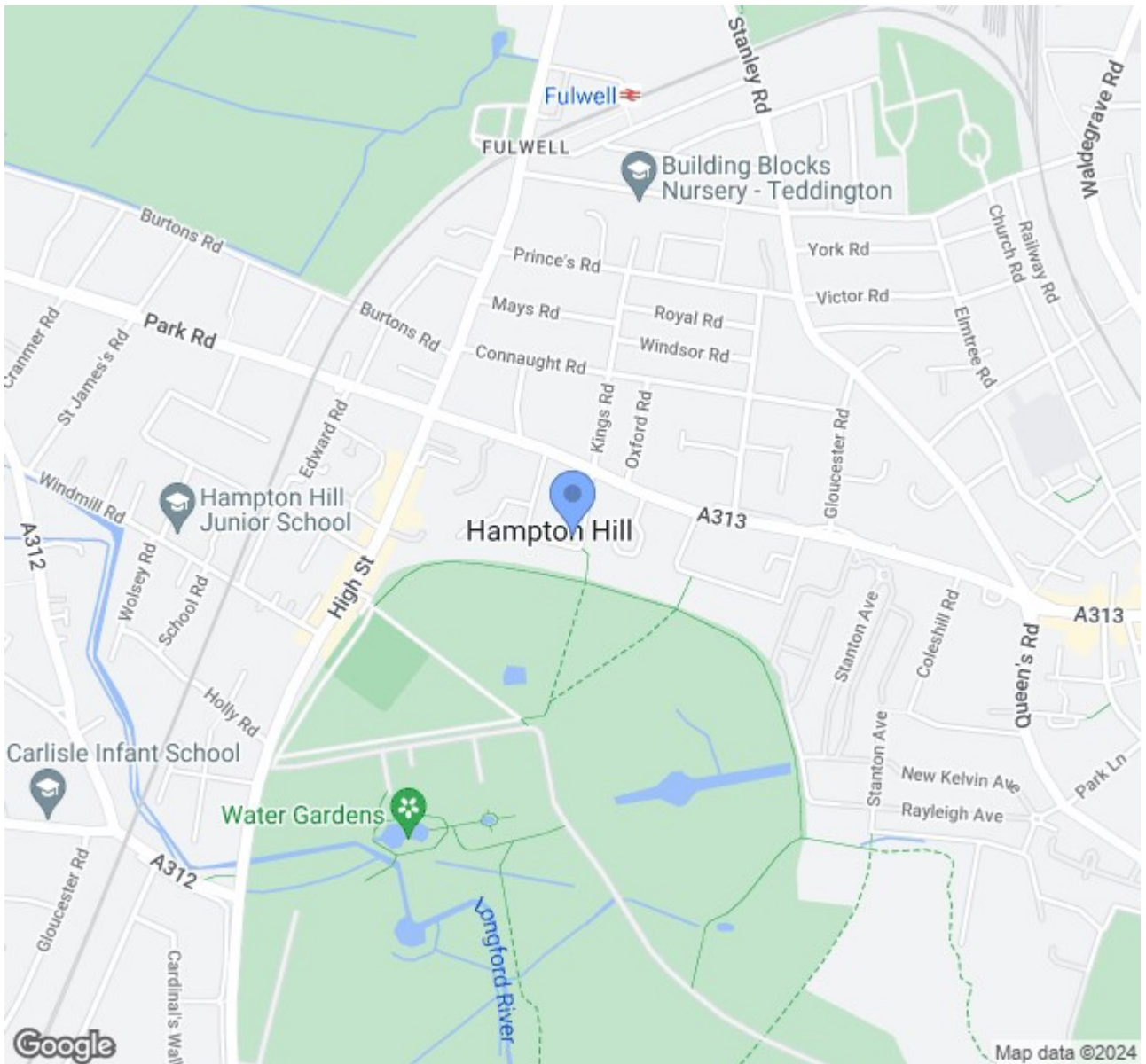
**Ground Floor**  
446 sq ft / 41.5 sq m



**First Floor**  
388 sq ft / 36.0 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049029)





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>63</b>	<b>87</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>58</b>	<b>85</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\*\*