

## New Road Hanworth



**£409,950 Freehold**

- Victorian cottage
- Two double bedrooms
- Kitchen breakfast room
- South facing rear garden
- Sought-after schools close by
- Semi-detached
- Through reception room
- Modern fitted bathroom and W.C.
- Offered for sale with no chain
- Close to amenities and green spaces

**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)

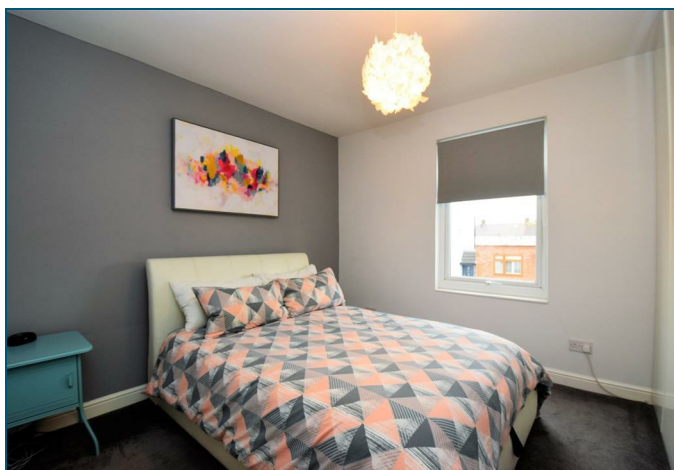
## New Road, Hanworth, Middlesex TW13 6TQ

A semi-detached Victorian cottage with two double bedrooms, lovely south facing private rear garden, and offered for sale with no chain. The property is located in a quiet cul-de-sac and gives good access to sought-after local schools and amenities. The green spaces of Hampton Common, bus services and the Hampton and Hanworth border, are all close by.

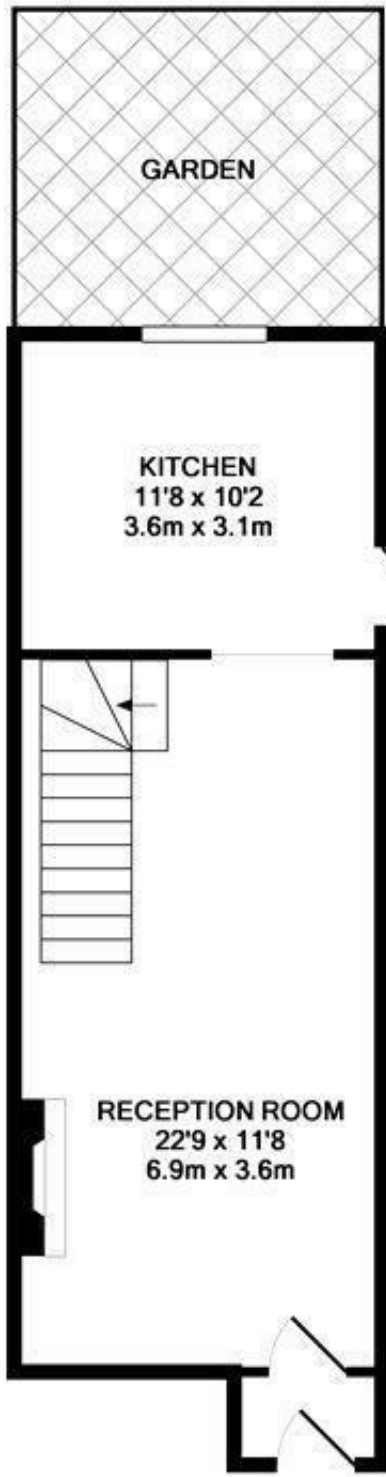
An entrance porch with a double-glazed front door has space for coats and shoe storage. A further door leads to the through reception room with ample space for separate sitting and dining reception areas. There is a double-glazed window and a character feature fireplace. An arch leads to the kitchen breakfast room with a range of modern fitted units with roll top work surfaces and space for a breakfast table and chairs. There is an integrated oven, four ring gas hob, extractor fan, integrated washing machine, space and plumbing for a dishwasher and space for a fridge freezer. The gas central heating boiler is wall mounted and there is a double-glazed window and double-glazed door to the garden.

Stairs lead to the first floor landing with access to loft space and doors to all rooms. The principal double bedroom is front aspect and has two sets of built-in wardrobes. There is a rear aspect second double bedroom. The fully tiled family bathroom and W.C have a bath with a wall mounted shower attachment. There is a pedestal wash hand basin and a double-glazed frosted window.

Outside there is a paved front garden. Secure pedestrian side access leads to the south facing private rear garden. There are patio and lawned areas and a shed.





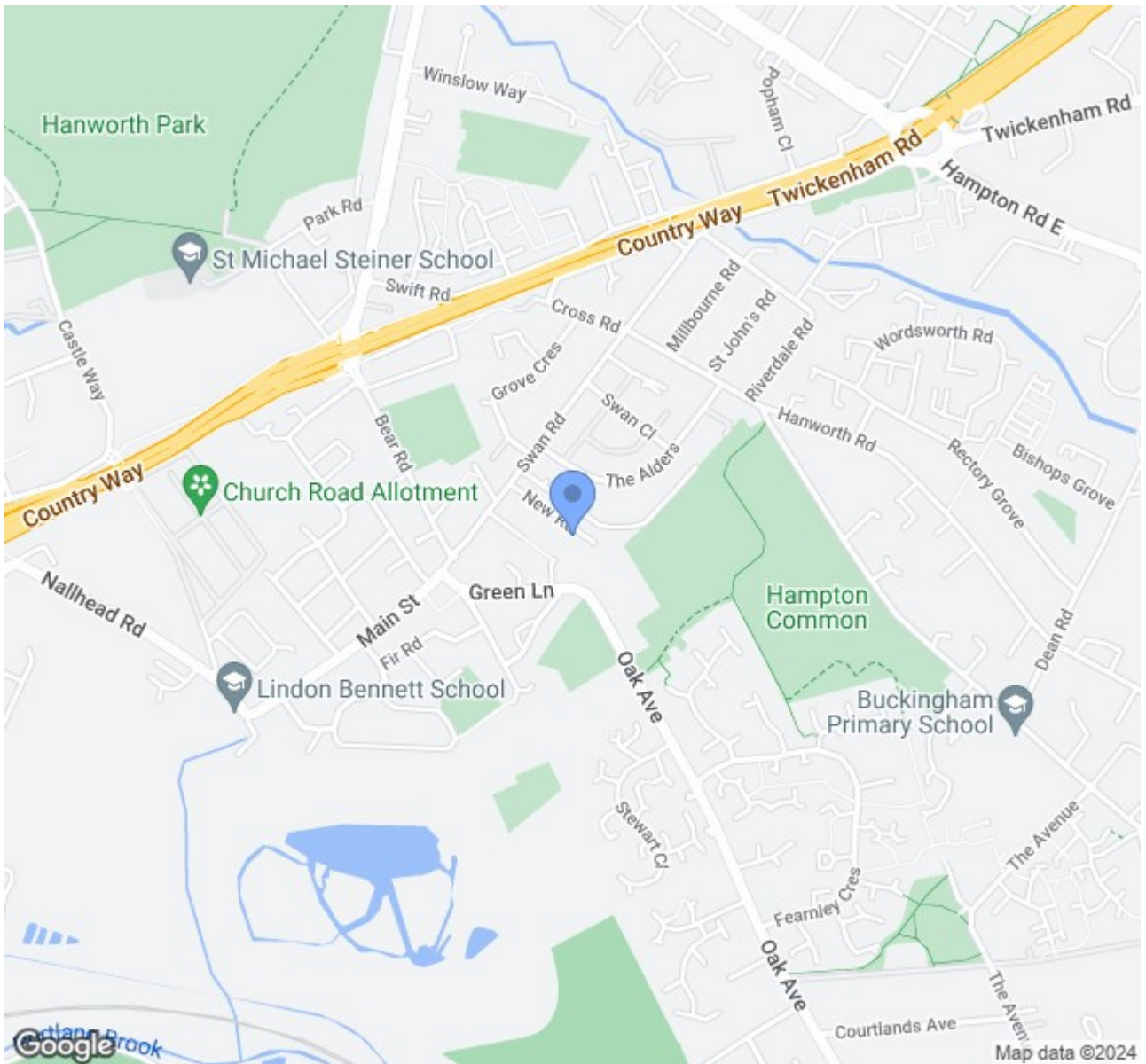


1ST FLOOR  
 APPROX. FLOOR  
 AREA 252 SQ.FT.  
 (23.5 SQ.M.)

GROUND FLOOR  
 APPROX. FLOOR  
 AREA 399 SQ.FT.  
 (37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.5 SQ.M.)

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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\*\*