

## Cranmer Court, Cranmer Road Hampton Hill



**£1,400 Per Month**

- First floor maisonette
- Spacious reception room
- Private rear garden
- Close to Bushy Park and amenities
- Offered unfurnished
- One double bedroom
- Modern kitchen and bathroom
- Garage in a nearby block
- Quiet cul-de-sac location
- Available end of April

**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)

A wonderful maisonette with one double bedroom, private rear garden, garage, and residents off-street parking spaces. This first floor property is tucked away in a leafy and quiet location with a semi-rural feel and where attractive views are enjoyed. The cafes, bars, restaurants, and amenities of Hampton Hill High Street are all close by. The gates of Royal Bushy Park, Fulwell railway station, bus services, and Hampton Village with its amenities and railway station, are all nearby.

A ground floor private entrance and front door lead to the entrance hallway with a built-in storage cupboard. Stairs lead to the first-floor landing with a built-in storage cupboard and the spacious front aspect reception room. There is ample space for separate sitting and dining reception areas. An inner hallway has a built-in storage cupboard and doors to all rooms. The kitchen has a range of modern fitted units with an oven and hob, fridge freezer, and a washing machine. There is a double-glazed window and a wall mounted gas central heating combination boiler. There is a spacious double bedroom with side and rear aspect double glazed windows and a built-in wardrobe. The bathroom has a wall mounted shower attachment over the bath, heated towel rail, a double-glazed frosted window, wash hand basin and W.C. Additional features include a bright and spacious feel throughout this newly decorated home, double-glazing and gas central heating.

Outside a side path leads to the secluded and private rear garden. There is a garage in a nearby block with an up and over door accessed via private garden gate, and well maintained lawned communal gardens.

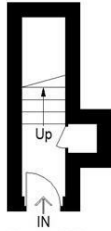
Council tax Band C with Richmond Borough. Offered unfurnished. Available April.



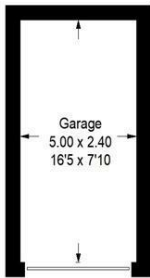


## Cranmer Court

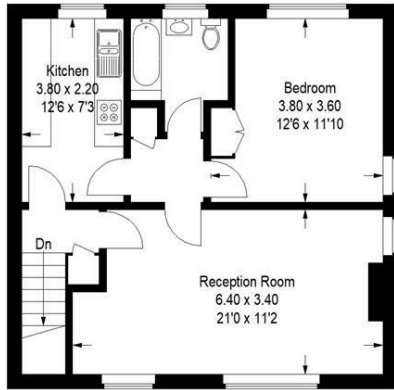
Approximate Gross Internal Area  
58.7 sq m / 632 sq ft  
Garage = 12.2 sq m / 131 sq ft  
Total = 70.9 sq m / 763 sq ft



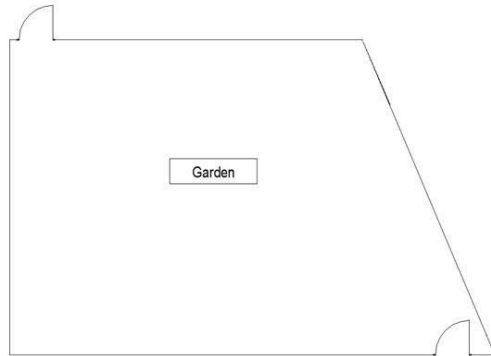
**Ground Floor**  
42 sq ft / 3.9 sq m



**Garage**  
131 sq ft / 12.2 sq m  
(Not Shown In Actual  
Location / Orientation)

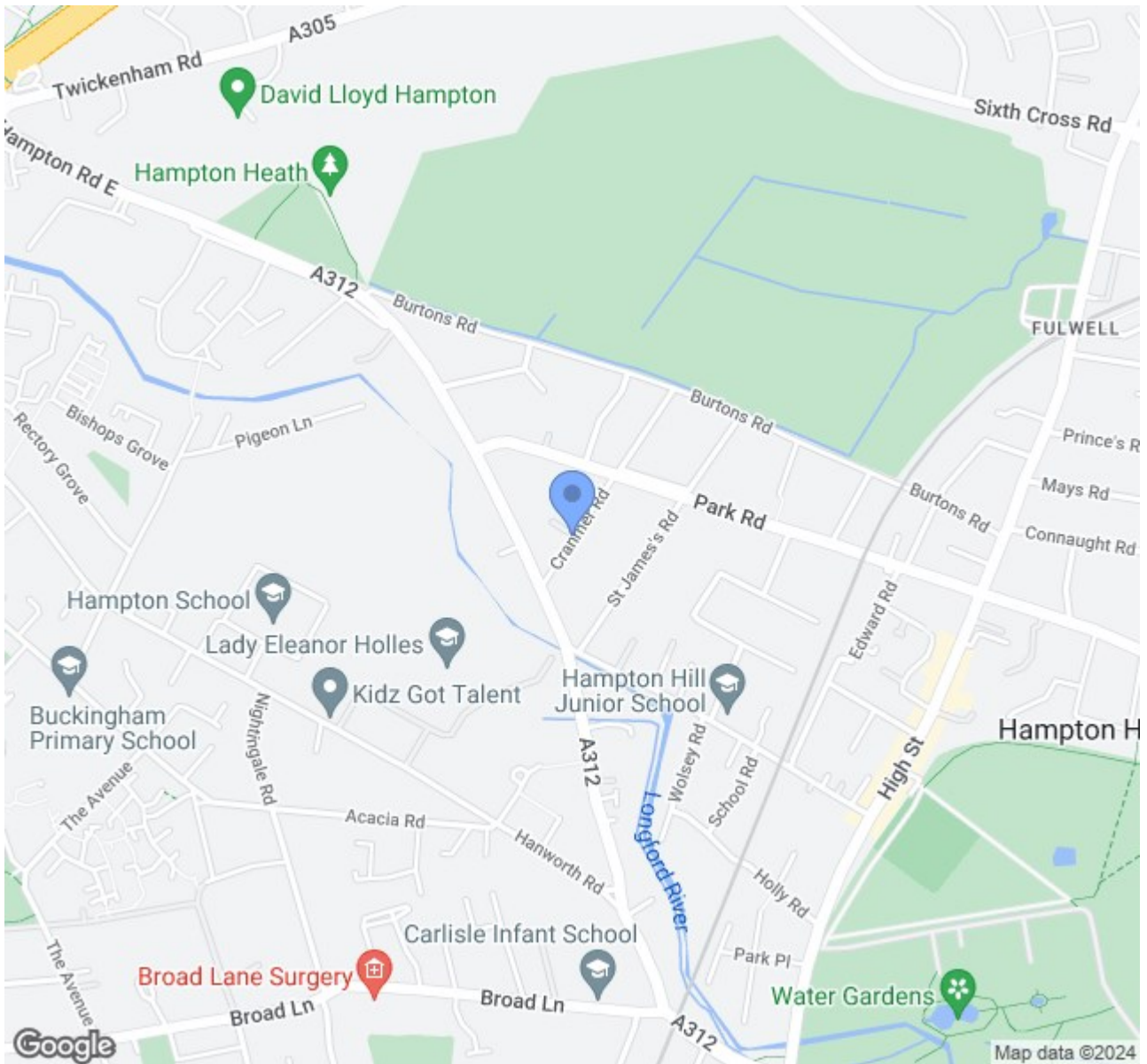


**First Floor**  
590 sq ft / 54.8 sq m



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
not to scale. FloorplansUsketch.com © 2023 (ID1006909)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	65
(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		

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		

\*\*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\*\*