

Hampton Lane Hanworth



£429,950 Freehold

- Mid-terraced family house
- Two double bedrooms
- Kitchen dining room
- Wonderful Southwest facing rear garden
- Moments to Hampton border
- Beautifully presented
- Spacious sitting reception room
- First floor bathroom and W.C.
- Secure off-street parking space
- Amenities and green spaces close by

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

Hampton Lane, Hanworth, Middlesex TW13 6PD

A beautifully presented family house with two double bedrooms, wonderful 102 feet Southwest facing private rear garden, and secure off-street parking. The property offers good potential to extend, subject to the usual consents. This location gives good access to sought-after local schools, the green spaces of Hampton Common, bus services, local amenities, and three nearby supermarkets. Hampton village with its amenities, railway station, and café's, bars, and restaurants, are all close by.

A double-glazed front door leads to the entrance hallway with space for cloaks storage. The spacious sitting reception room is front aspect and has a fireplace with a gas coal effect fire, double-glazed window, and built-in under stairs storage cupboard. Multi-paned French style doors lead to the garden facing kitchen dining room. There is a range of modern fitted units, and an extensive range of integrated appliances include oven, microwave, four ring gas hob, washer dryer and dishwasher. A spacious walk-in understairs cupboard provides valuable storage space and has shelving and power. There is space for an upright fridge freezer, dining table, and chairs, double-glazed window, and double-glazed door to the garden.

Stairs lead to the first-floor landing with access to loft space, via a pull down ladder, which is insulated, fully boarded, and houses the gas central heating combination boiler. The principal double bedroom has a double-glazed bay window and a built-in over stairs wardrobe. The second double bedroom has attractive rear aspect views. The fully tiled and modern fitted family bathroom and W.C have a bath with a wall mounted shower attachment and shower screen. There is a vanity sink unit, chrome heated towel rail, and double-glazed frosted window.

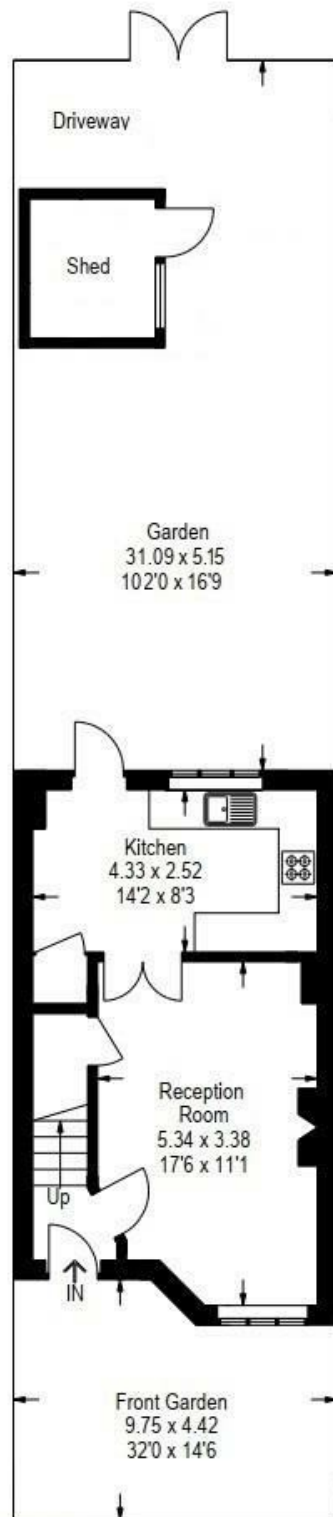
Outside there is a front garden with a pebbled area with shrubs, raised shrub border, and a dwarf wall. The lovely Southwest facing private rear garden has two patio areas, hibiscus tree, hydrangea and camellia shrubs, and further trees and shrubs borders. There are three raised vegetable beds, shed, and outside tap. A secure double gated entrance, accessed via Shepherd Close, provides pedestrian and vehicular access, and leads to a pebbled off-street parking space.



Hampton Lane, Hanworth, Middlesex TW13 6PD

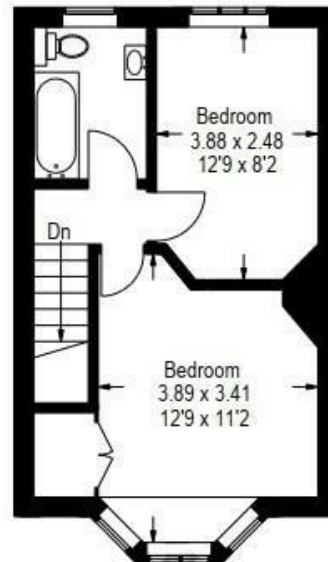


Hampton Lane



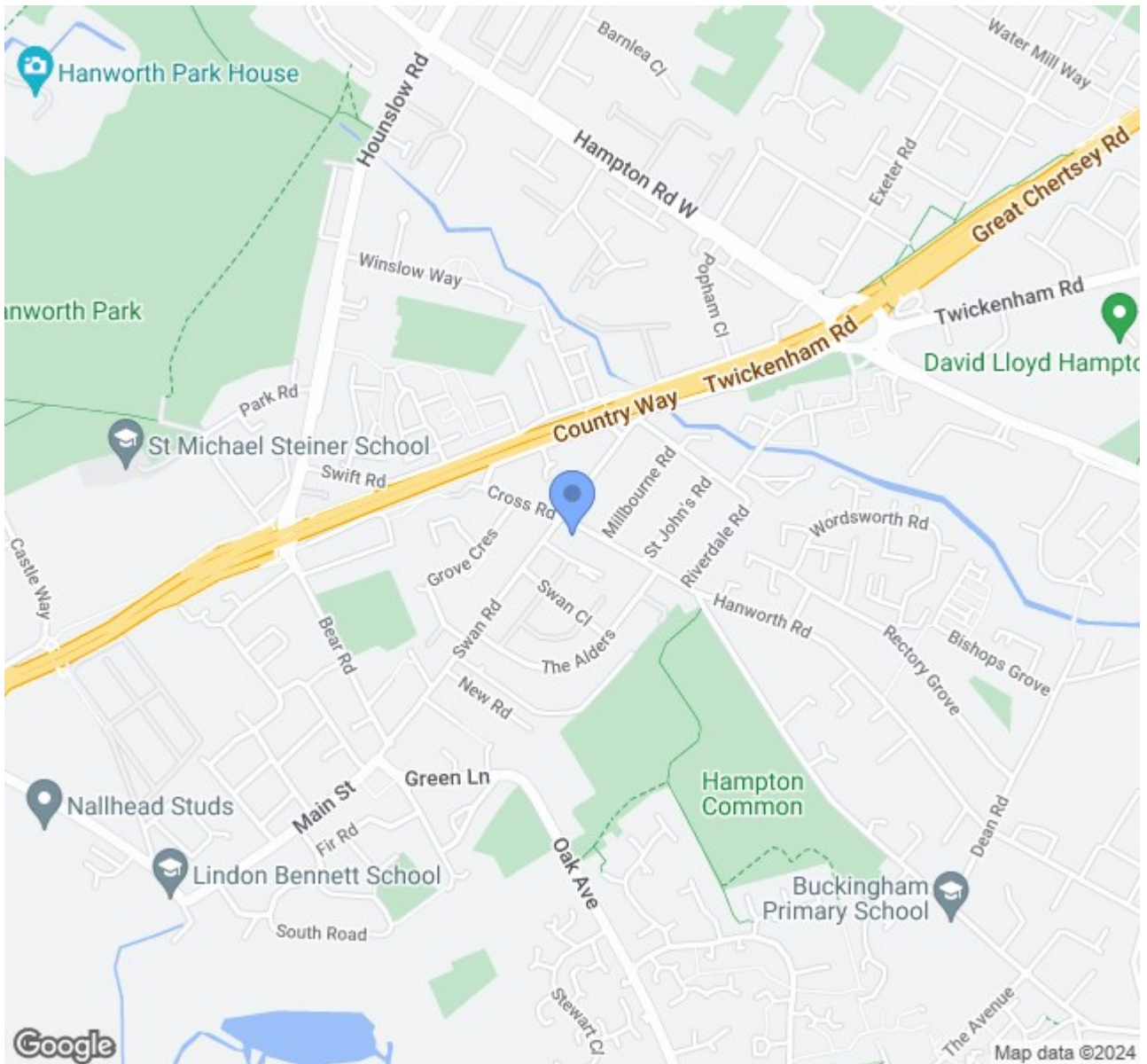
Ground Floor
363 sq ft / 33.7 sq m

Approximate Gross Internal Area
66.9 sq m / 720 sq ft
Shed = 4.2 sq m / 45 sq ft
Total = 71.1 sq m / 765 sq ft



First Floor
357 sq ft / 33.2 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1062063)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 89 </div>
(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	

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