

## Birchwood Grove Hampton



**£774,950 Freehold**

- Modern family house
- Three double bedrooms
- Kitchen, dining and family reception room
- Lovely private rear garden
- Quiet cul-de-sac location
- Beautifully presented
- Two bath / shower rooms
- Through sitting reception room
- Garage in nearby block
- Village and green spaces close by

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## Birchwood Grove, Hampton, Middlesex TW12 3DU

An extended and beautifully presented modern family house with three double bedrooms, two bath / shower rooms and wonderful kitchen, dining, and family reception room. The property is located in a quiet cul-de-sac position and gives good access to sought-after local schools and green spaces. Hampton Village with its railway station, cafes, bars, restaurants, and Waitrose supermarket are all close by.

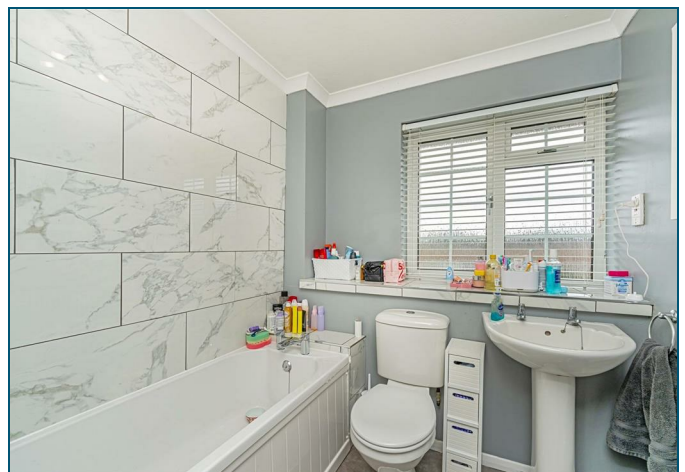
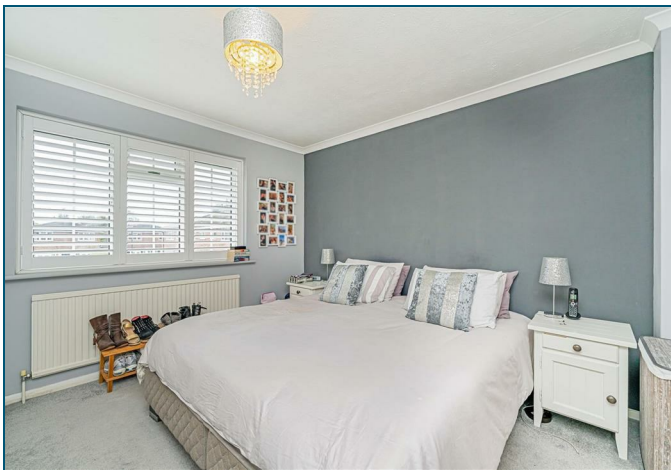
An entrance hallway with a range of built-in storage cupboards has doors to all rooms. There is a through sitting reception room with a double-glazed round bay window. The hub of the home is the garden facing kitchen, dining and family reception room with a wow factor feel. Light floods in through a large, double-glazed lantern skylight and double-glazed bi-folding doors to the garden. A central island unit has attractive worksurfaces and a breakfast bar with space for bar stools. There is an integrated wine cooler and built-in cupboard space and draws provide storage. The stunning kitchen has an extensive range of modern fitted units, under unit lighting and worksurfaces. Integrated Bosch appliances include double oven, microwave, five ring gas hob with extractor fan and dishwasher. A utility cupboard houses Bosch washing machine and tumble dryer, and there is space for an American style fridge freezer. There are spacious family and dining reception areas with attractive views of the garden. A downstairs cloakroom W.C has a wall mounted sink unit and a concealed and wall mounted gas central heating combination boiler.

Stairs lead to the first floor landing with access to loft space via a pull down ladder. There is a built-in storage cupboard with hanging rail and shelving, and doors to all rooms. The principal double bedroom is front aspect and has a range of built-in wardrobes, cupboard space and shelving. There is an en-suite shower room and W.C with a shower cubicle, pedestal wash hand basin, shaver point and light, radiator, and an extractor fan. There are two further good-sized double bedrooms, both with built-in wardrobes.

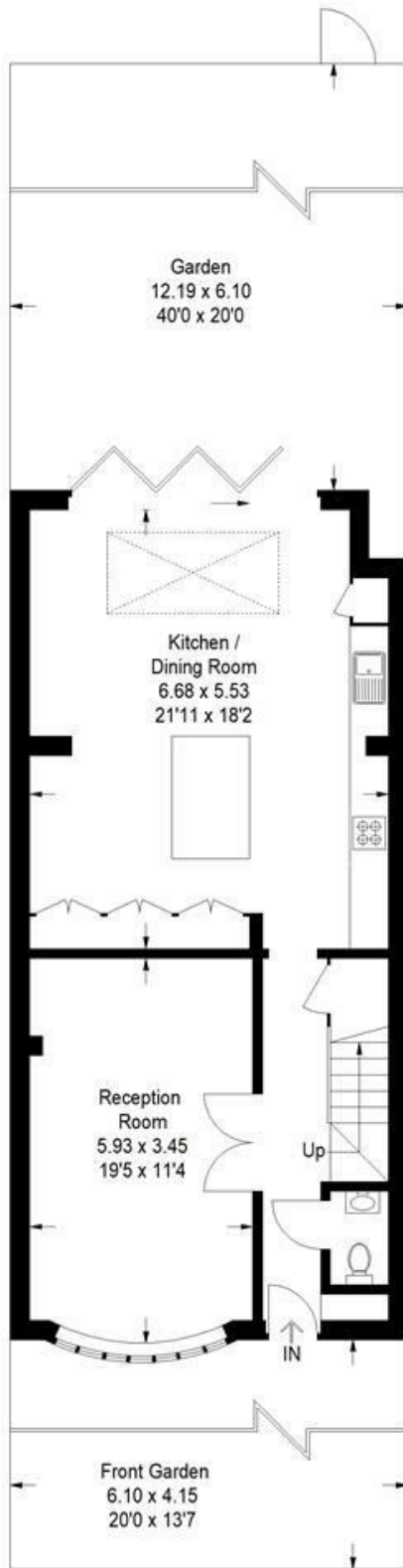
Outside there is a pebbled front garden with a lovely Salix tree, and a brick-built refuge storage cupboard with meters. The rear garden has lawned and two patio areas with tree and shrub borders, shed, lighting, power and a tap. There is ample on road parking and a garage in a nearby block with an up and over door.



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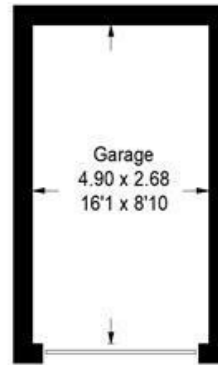




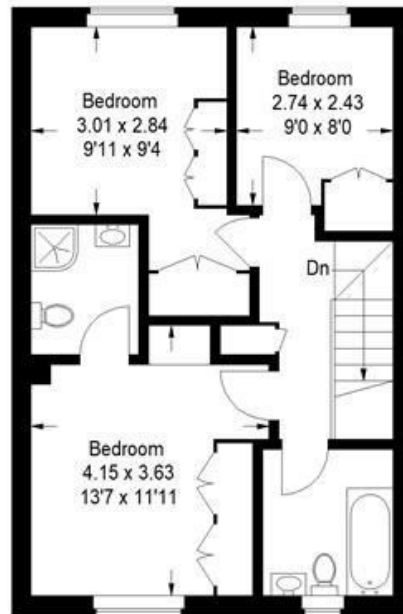
**Ground Floor**  
760 sq ft / 70.6 sq m

## Birchwood Grove

Approximate Gross Internal Area = 119.2 sq m / 1283 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Total = 132.7 sq m / 1428 sq ft

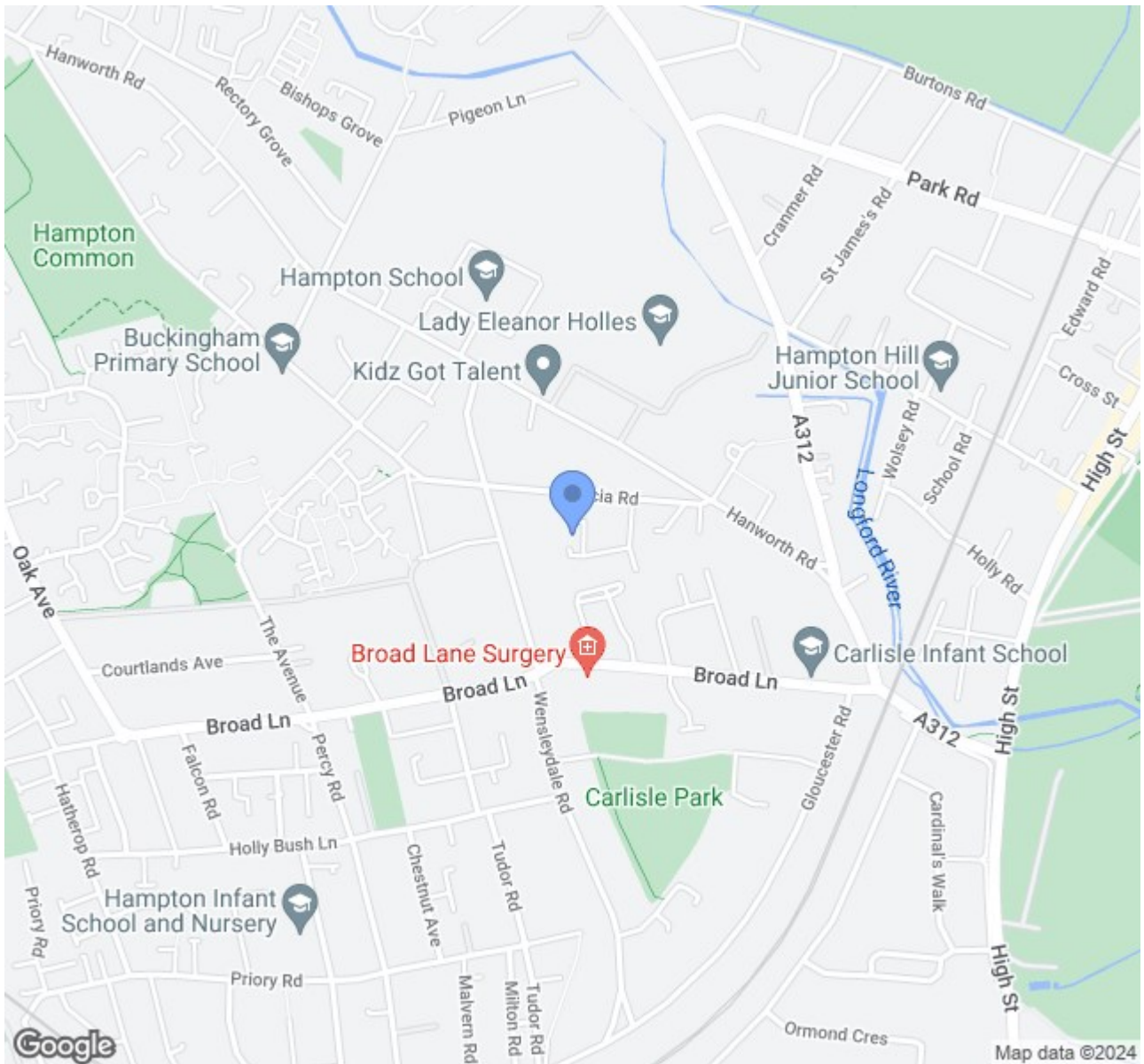


(Not Shown In Actual Location / Orientation)



**First Floor**  
523 sq ft / 48.6 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067065)



| 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 | 77      | 86        |

| 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\*\*