

## Windmill Road Hampton Hill



### £349,950 Freehold

- Modern freehold house
- Sitting, dining reception room
- Modern fitted bathroom and W.C.
- Private front garden
- Moments to Royal Bushy Park
- One double bedroom
- Modern fitted kitchen
- Offered for sale with no chain
- Allocated off-street parking space
- Close to High Street amenities

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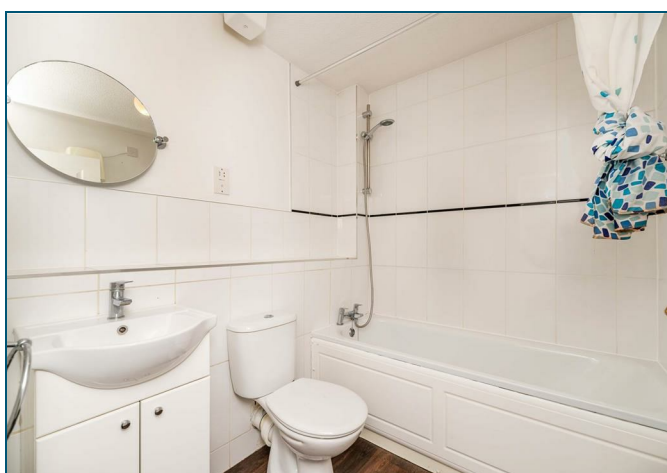
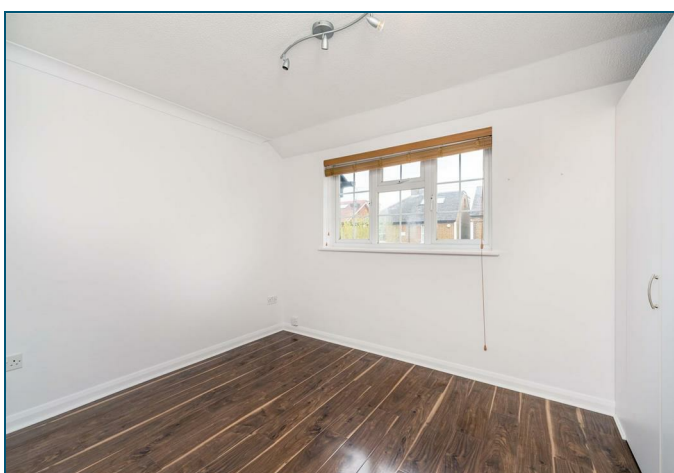
## Windmill Road, Hampton Hill, Middlesex TW12 1RF

A beautifully presented modern house with one double bedroom, allocated off-street parking, and offered for sale with no chain. This freehold property is located moments from the shops, cafes, bars and restaurants of Hampton Hill High Street. The gates of Royal Bushy Park, Hampton open air swimming pool, Fulwell railway station and local bus services, are all close by.

A timber front door leads to the entrance hallway with space for coats storage. A door leads to the reception room with space for sitting and dining reception areas and a large, double-glazed window. Open plan access leads to the kitchen with a range of modern fitted units with roll top worksurfaces. There is a sink unit, integrated oven, four ring hob, extractor fan, space and plumbing for a washing machine and space for a fridge. A door leads to a spacious walk-in understairs storage cupboard with shelving and space for a freezer.

Stairs lead to the first floor landing with access to loft space, large walk-in airing cupboard with hot water tank and shelving and doors to all rooms. There is a double bedroom with a built-in over stairs wardrobe with shelving. The bathroom and W.C have a modern fitted white suite with a bath and wall mounted shower attachment. There is a vanity sink unit, part tiled walls, shaver point and an extractor fan.

Outside there is a pebbled front garden with a brick-built storage cupboard. There is an allocated off-street parking space.



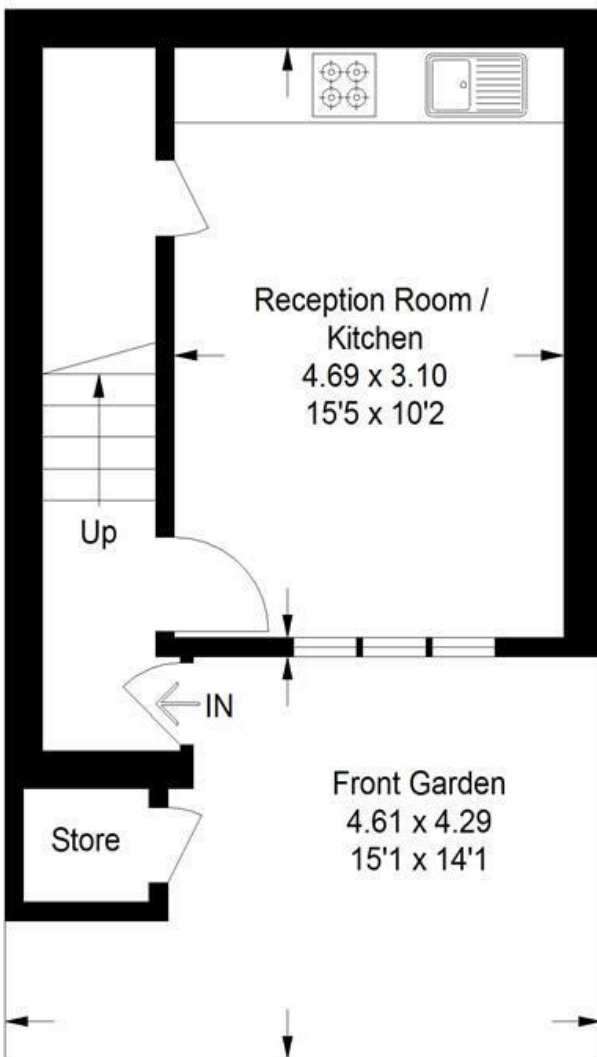


# Windmill Road

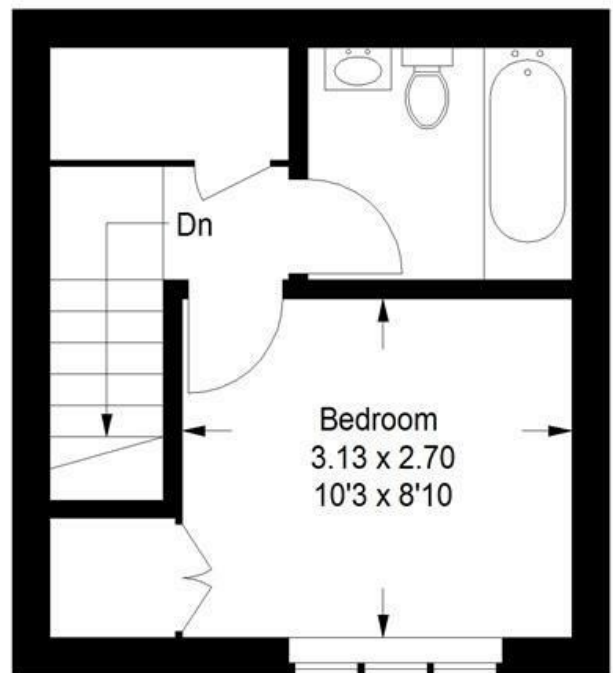
Approximate Gross Internal Area = 40.0 sq m / 431 sq ft

Store = 0.9 sq m / 10 sq ft

Total = 40.9 sq m / 440 sq ft

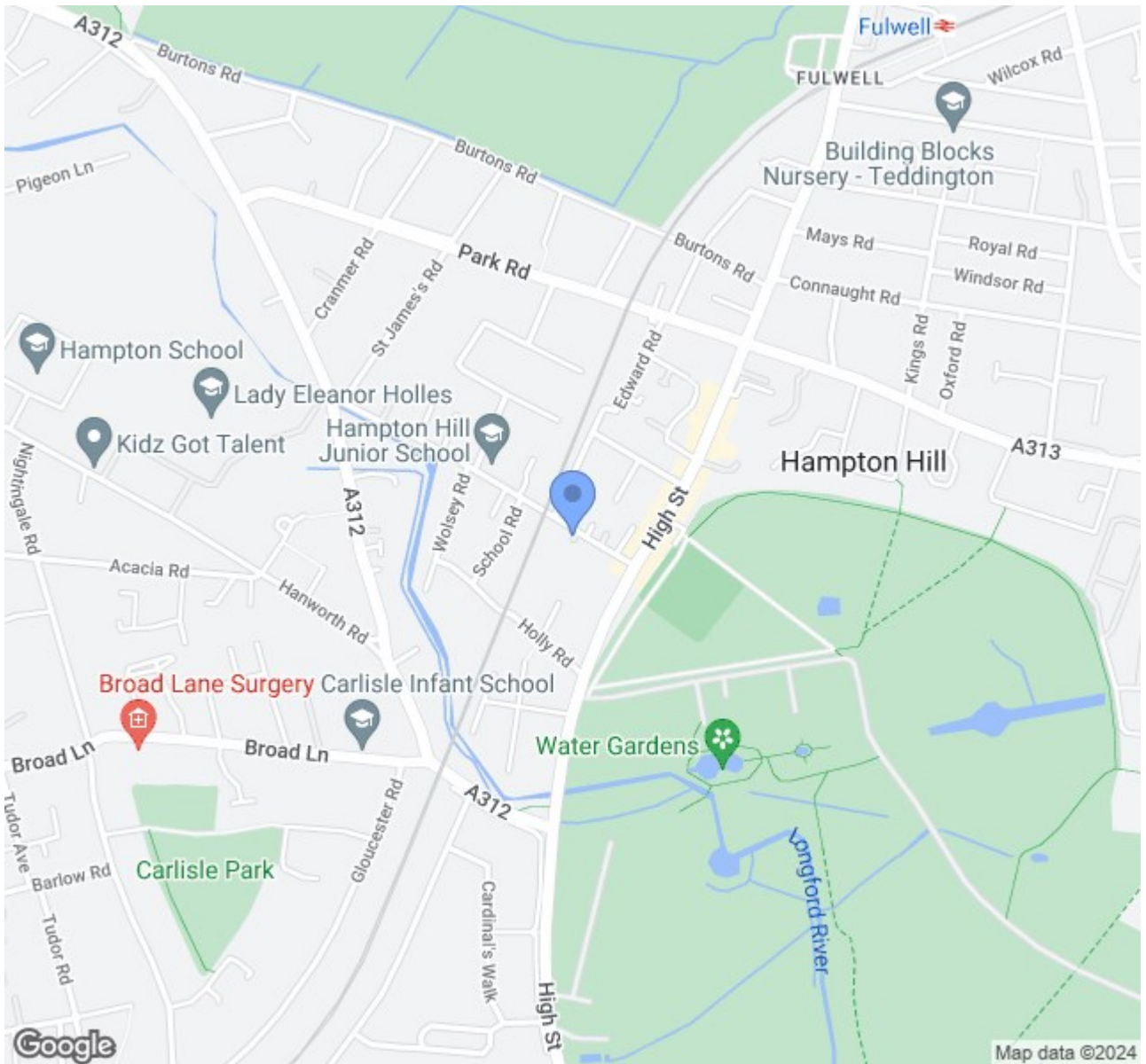


**Ground Floor**  
221 sq ft / 20.5 sq m



**First Floor**  
210 sq ft / 19.5 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067787)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>97</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	
Current	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\*\*