

Myrtle Road Hampton Hill



£749,950 Freehold

- Victorian family house
- Three double bedrooms
- Dining reception room
- Offered for sale with no chain
- Moments to Royal Bushy Park
- Beautifully presented
- Sitting reception room
- Kitchen and breakfast room
- Lovely private rear garden
- Sought-after local schools close by

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Myrtle Road, Hampton Hill, Middlesex TW12 1QE

A beautifully presented Victorian family house with three double bedrooms and offered for sale with no chain. The property is located moments from the amenities of Hampton Hill High Street and the gates of Royal Bushy Park. Sought-after local schools, Holly Road recreational playground, and the café's, bars and restaurants of Hampton Hill are all close by. A wealth of character features includes high ceilings, picture rails, fireplaces, character doors, sash windows and wood flooring. Fulwell railway station, local bus services, and Hampton open air swimming pool are all nearby.

A timber front door with stained glass leaded windows leads to the entrance hallway with built-in understairs storage cupboard. The sitting reception room is front aspect and has a bay window and a character feature fireplace. There is a rear aspect dining reception room with a sash window. The kitchen has a range of fitted units with solid wood worksurfaces, space for appliances, and a one and a half bowl ceramic sink unit. There is a pantry, door to the garden and a sash window. Open plan access leads to the breakfast room with window and French style doors to the garden. There is a ground floor cloakroom W.C with a sink unit.

Stairs lead to the first-floor landing and doors to all rooms. The principal bedroom is front aspect and has two large sash windows and a range of built-in wardrobes. There is a second double bedroom with shelving and storage built-into the alcoves and a sash window. The family bathroom has a roll top bath, shower cubicle, vanity sink unit, chrome heated towel rail with radiator, obscure sash window, and a built-in storage cupboard. A built-in boiler cupboard houses the gas central heating combination boiler.

Stairs lead to the second floor landing and the third double bedroom with Velux skylight, double-glazed window, access to a large attic space providing valuable storage, and two built-into the eaves storage cupboards.

Outside there is a front garden with trees, flowers, and shrubs. The patio rear garden has trees and shrubs, brick built shed providing bicycle and garden storage, and an outside tap.



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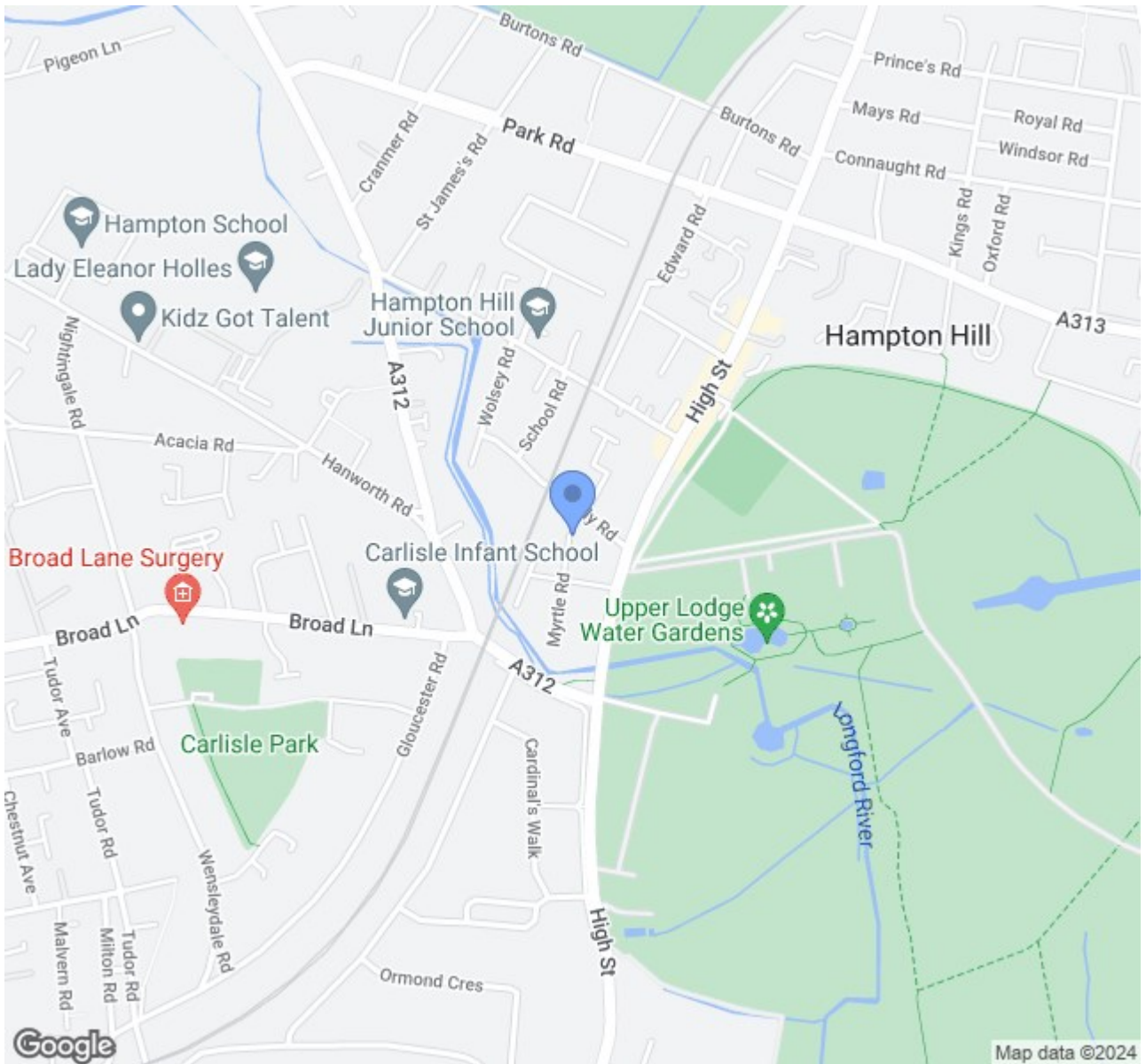


Myrtle Road

Approximate Gross Internal Area
 (Excluding Eaves Storage)
 125.1 sq m / 1347 sq ft
 Storage = 7.9 sq m / 85 sq ft
 Total = 133.0 sq m / 1432 sq ft



Illustration for identification purposes only, measurements are approximate,
 not to scale. FloorplansUsketch.com © 2023 (ID995673)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(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	

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