

Wolsey Road Hampton Hill



£699,950 Freehold

- Victorian family home
- Beautifully presented
- Two reception rooms
- Wonderful second floor room
- Sought-after local schools nearby
- Semi-detached
- Two double bedrooms
- Two bath / shower rooms
- Offered for sale with no chain
- Close to amenities & green spaces

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Wolsey Road, Hampton Hill, Middlesex TW12 1QW

A beautifully presented semi-detached Victorian family house with two double bedrooms, two reception room and two bath / shower rooms. There is a wonderful second-floor occasional bedroom or home office, and the property is offered for sale with no chain. An extensive range of character features include high ceilings with cornicing and roses, double-glazed sash style windows with window shutters, fireplaces to principal rooms, stripped wood doors, and wood flooring. This location gives good access to sought-after local schools and the green spaces of Holly Road rec and Royal Bushy Park. The cafes, bars, restaurants, shops, and amenities of Hampton Hill High Street are all close by. Local bus services, Fulwell railway station and Hampton open-air swimming pool are all nearby.

A side aspect entrance and hallway lead to the breath-taking front aspect sitting reception room. There is a large, double-glazed sash style bay window with window shutters, character feature fireplace with a log-burning stove, and shelving in an alcove. The dining reception room has a large sash window, character feature fireplace, built-in under stairs storage cupboard, and built-in cupboard with hanging rail for coats storage. The garden facing kitchen has a range of modern fitted units with integrated Bosch appliances which include oven, four ring hob, extractor fan and dishwasher. There is an integrated fridge-freezer, wall mounted gas central heating boiler, side and rear aspect windows and door to the garden.

Stairs lead to the first-floor landing with doors to all rooms. The principal double bedroom is front aspect and has two sash windows, character feature fireplace, built-in wardrobe and built-in over stairs wardrobe. There is a second double bedroom with a sash window and built-in over stairs wardrobe. The bathroom and W.C have a modern fitted white suite with a bath with two wall-mounted shower attachments and a shower screen. There is a vanity sink unit, chrome heated towel rail with radiator, frosted sash window, part tiled walls and tiled flooring.

A wall mounted pull-out staircase on the first-floor landing leads to a wonderful second floor room. Many potential uses include home office, music room or occasional third bedroom with two built-into the eave's storage cupboards. There are two double-glazed Velux windows with integrated blinds, utility area with space and plumbing for washing machine and space for tumble dryer. A door leads to the fully tiled shower room and W.C with a modern fitted shower cubicle. There is a wall mounted sink unit, chrome heated towel rail, double-glazed Velux window and built-into the eave's storage cupboard.

Outside there is a pebbled front garden with a dwarf wall with railings and shrubs sit on a raised bed. Secure pedestrian side access leads to the lovely private rear garden with lawned and patio areas. There is a range of flower and shrub borders, two sheds and an outside tap.





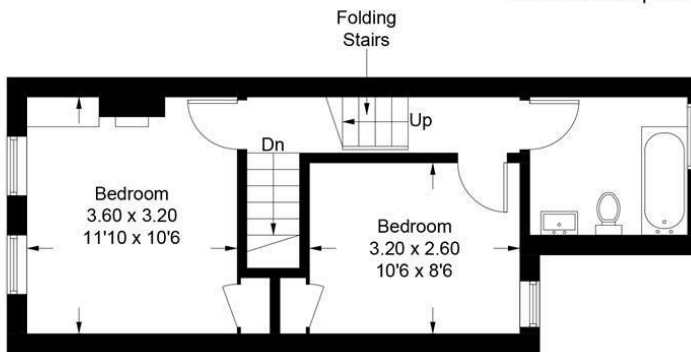
Wolsey Road

Approximate Gross Internal Area = 82.3 sq m / 886 sq ft

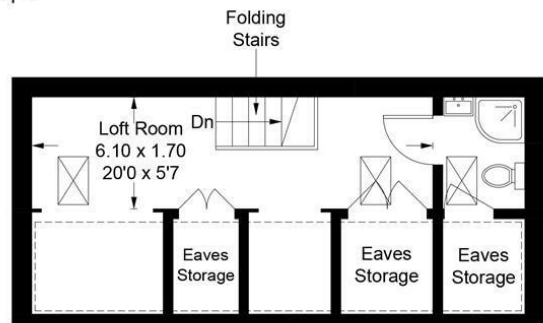
(Excluding Reduced Headroom)

Reduced Headroom = 10.5 sq m / 113 sq ft

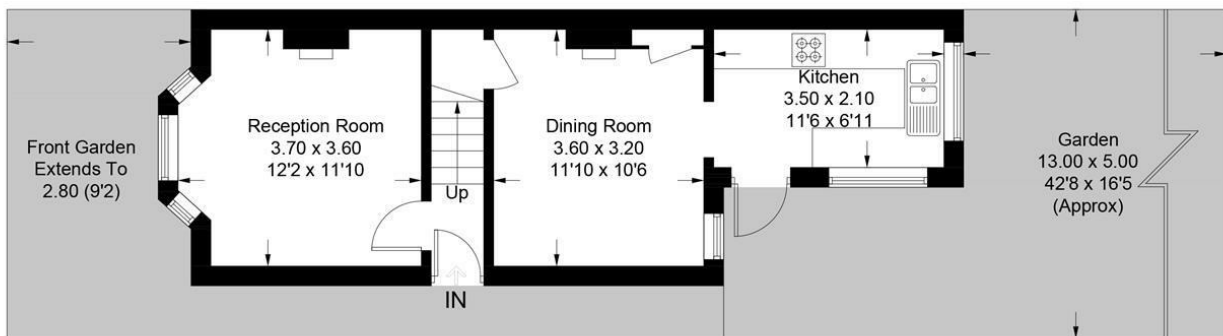
Total = 92.8 sq m / 999 sq ft



First Floor
348 sq ft / 32.3 sq m

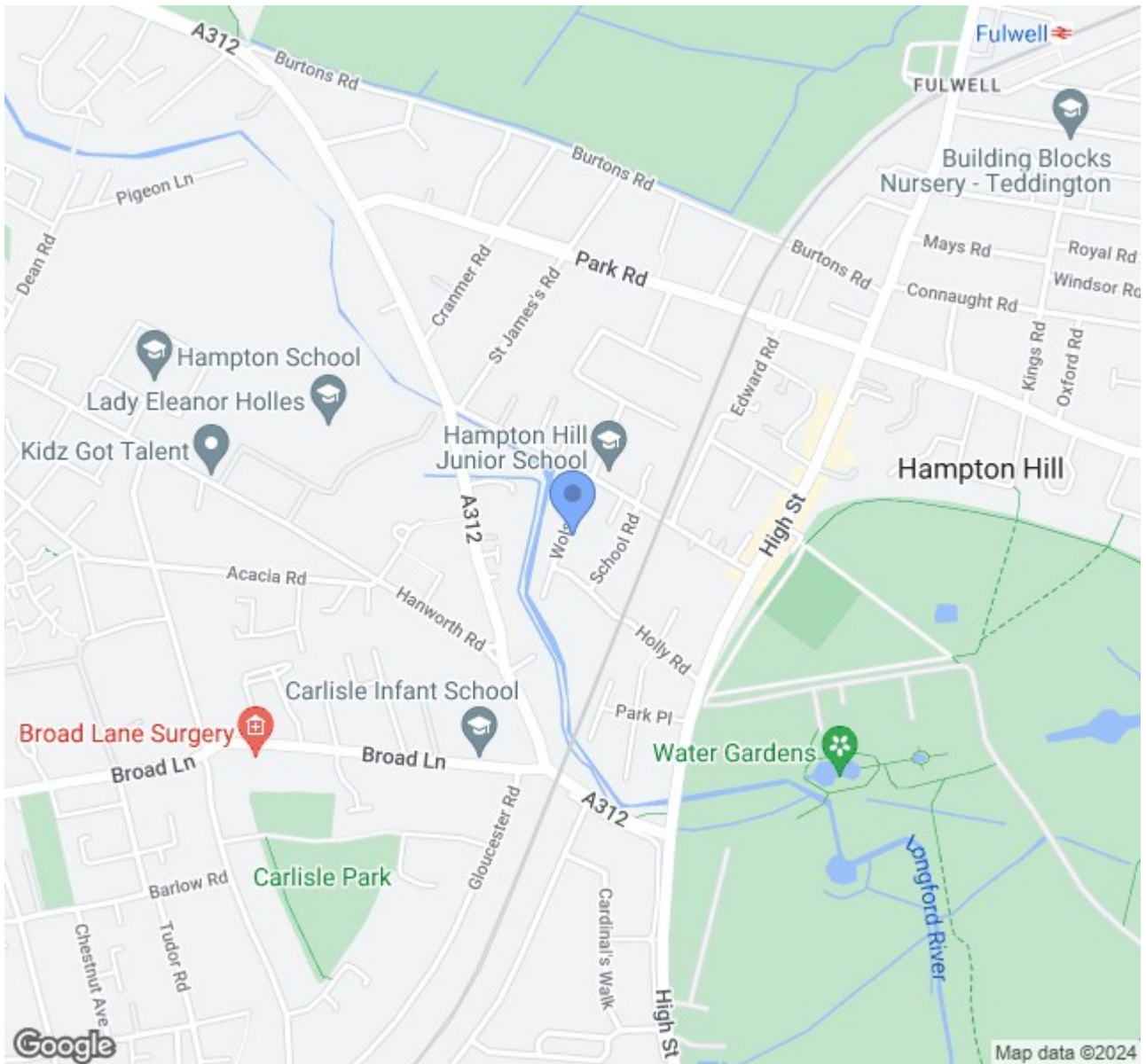


Top Floor
266 sq ft / 24.7 sq m



Ground Floor
385 sq ft / 35.8 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID943329)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(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			75
(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