

## Butts Cottages, Hampton Road West Hanworth



**£424,950 Freehold**

- Victorian family house
- Through reception room
- Requires some updating
- Private front and rear gardens
- Close to local amenities
- Two double bedrooms
- Two bath / shower rooms
- Offers good potential (STPP)
- Offered for sale with no chain
- Schools and green spaces nearby

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## Butts Cottages, Hampton Road West, Hanworth, Middlesex TW13 6BW

A mid-terraced Victorian family house with two double bedrooms, two bath / shower rooms, and offered for sale with no chain. Whilst the property requires some updating it offers good potential for improvement and extension, subject to the usual consents. A wealth of features includes high ceilings, character fireplaces, sash windows, wood flooring and gas central heating. This location gives good access to sought-after local schools, amenities, bus services, and the green spaces of Hanworth Air Park. The Twickenham and Hampton borders, Feltham town centre with its amenities and railway station, and Hanworth Air Park Leisure Centre and Library, are all close by.

There is a through reception room with ample space for separate sitting and dining reception areas. Light floods in through a Southeast facing sash bay window and there is a character feature fireplace and wood flooring. Custom-made built-in cupboards and shelving into the alcoves provide storage. A double-glazed door leads to the garden, and an arch leads to the kitchen with a range of fitted units and roll top worksurfaces. There is an integrated oven, four ring gas hob, and an extractor fan. There is space and plumbing for a washing machine, space for a fridge, two side aspect windows, and double-glazed door to the garden. The gas central heating boiler is wall mounted and a door leads to a shower room and W.C. There is a shower cubicle, pedestal wash hand basin, chrome heated towel rail and a double-glazed window.

Stairs lead to the first floor landing and the front aspect principal double bedroom. There are two sash windows, character feature fireplace, access to loft space, and a built-in storage cupboard. The second double bedroom is rear aspect and has a sash window and built-in over stairs storage cupboard. A door leads to the bathroom and W.C with a bath, pedestal wash hand basin, chrome heated towel rail, and a sash window.

Outside there is a front garden and a private rear garden with shrub borders. There are unallocated residents parking spaces.



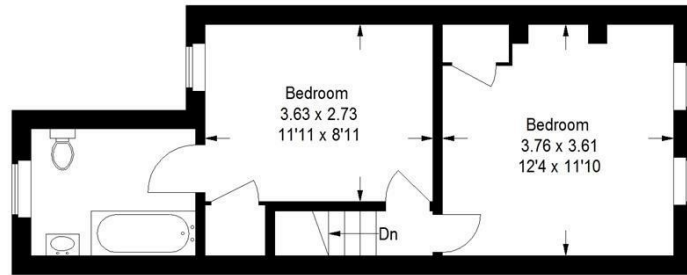


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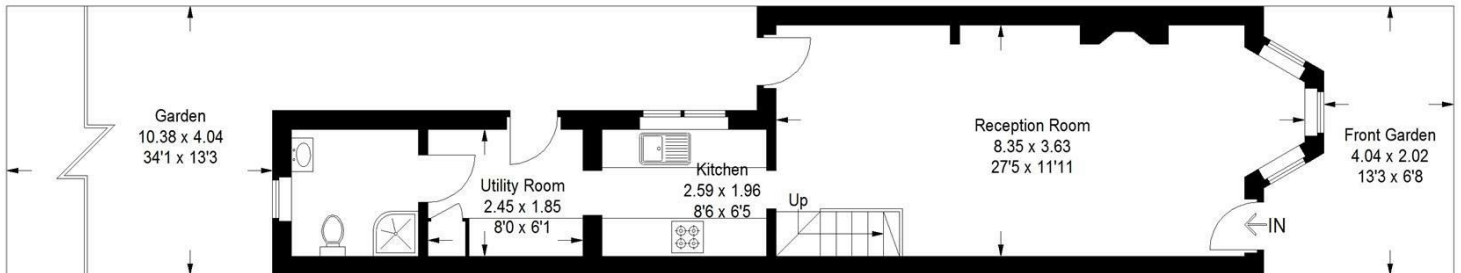


## Butts Cottages

Approximate Gross Internal Area  
76.7 sq m / 826 sq ft



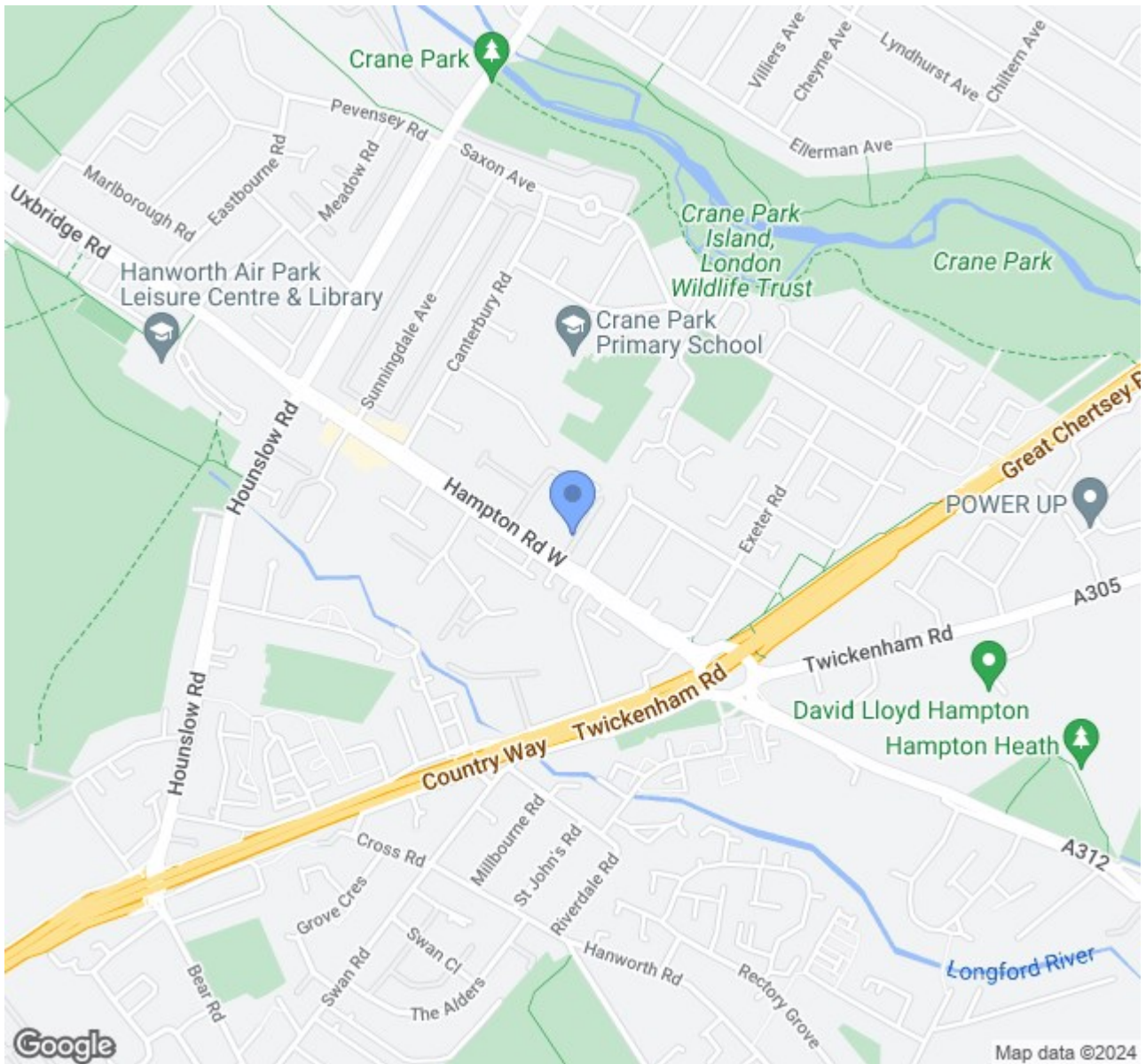
**First Floor**  
350 sq ft / 32.5 sq m



**Ground Floor**  
476 sq ft / 44.2 sq m

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1072148)





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(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 energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC
	<b>87</b>
	<b>67</b>

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	
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\*\*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\*\*