

## High Street Hampton



### £739,950 Freehold

- Neo-Georgian family house
- Three bedrooms
- Modern fitted kitchen
- Wonderful west facing rear garden
- Moments to Royal Bushy Park
- End of terrace
- Sitting and dining rooms
- Family bathroom and W.C.
- Good potential to extend (STPP)
- Hampton Village close by

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## High Street, Hampton, Middlesex TW12 2SX

A wonderful end of terrace Neo-Georgian family house with three bedrooms, delightful West facing private rear garden with a marvellous garden room, residents off-street parking and a garage. The property has been much loved and well-maintained by our client since she bought it new in 1969. There is good potential for extension and improvement, all of which is subject to the usual consents. Located in a conservation area and with good access to sought-after local schools, the gates of Royal Bushy Park, and the river Thames. The amenities of Hampton Hill High Street and Hampton Village with its amenities, railway station and green are all close by.

With attractive views and nicely set back from the road, established wisteria adds charm to the look of this pretty looking home. An entrance hallway has a built-in coats storage cupboard and built-in storage cupboard. A door leads to the front aspect sitting reception room with a double-glazed bay window. There is a character feature fireplace and custom-made storage unit and shelving into the alcoves. A large, squared arch leads to the dining reception room with double-glazed windows and French style doors to the garden. The kitchen is garden facing and has a range of modern fitted units and worksurfaces. Integrated appliances include oven, four ring hob, extractor fan, microwave and there is space and plumbing for washing machine and dishwasher. There is space for a fridge freezer, double-glazed window, heated towel rail and a concealed and wall mounted gas central heating boiler.

Stairs lead to the first-floor landing with access to loft space via a pull-down ladder, and doors to all rooms. The rear aspect double bedroom has a vanity sink unit, built-in wardrobes and a built-in storage and shelving unit. There is a front aspect double bedroom with a range of built-in wardrobes and a front aspect single third bedroom. The bathroom and W.C have a bath with a wall mounted shower attachment. There is a separate shower cubicle, vanity sink unit, double-glazed frosted window, and an airing cupboard with a hot water tank.

Outside there is a front garden with lawned area, flowers, and shrub borders. The wonderful west facing rear garden has a raised decked area for dining, patio and pebbled areas, and there is a pond with water feature. An extensive range of established tree, flower and shrub borders include delightful Peony flowers and hydrangeas. There is a shed, refuse area, lighting, power, tap and pedestrian rear access. A garden room / summerhouse provides many potential uses and has a double-glazed window, double-glazed bi-folding doors, power, and light. A shared driveway with unallocated residents parking spaces leads to a garage in a nearby block with an up and over door.

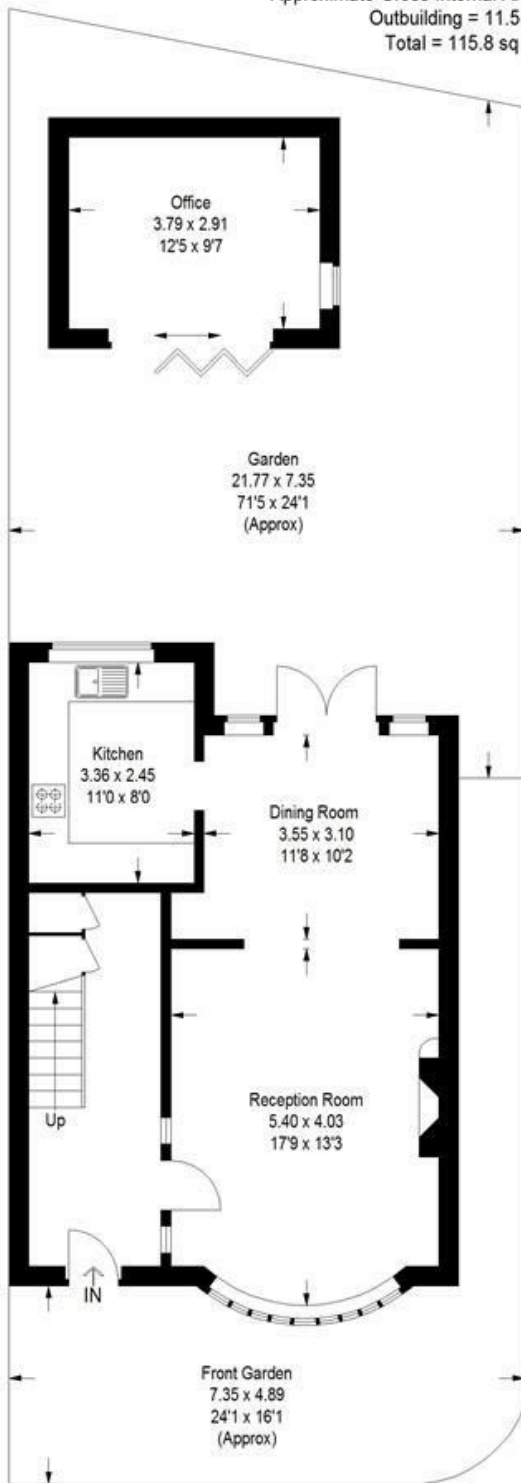


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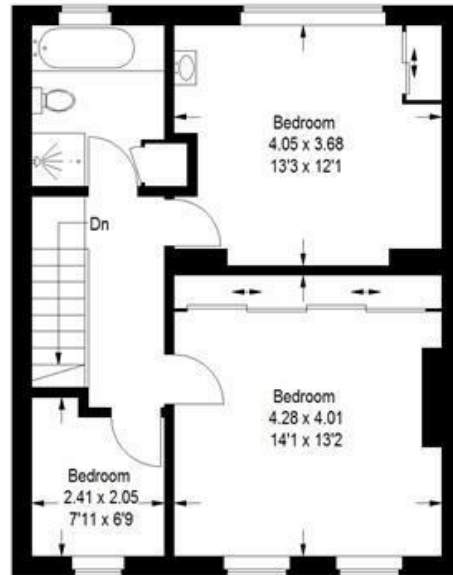


# High Street

Approximate Gross Internal Area = 104.3 sq m / 1122 sq ft  
Outbuilding = 11.5 sq m / 124 sq ft  
Total = 115.8 sq m / 1246 sq ft

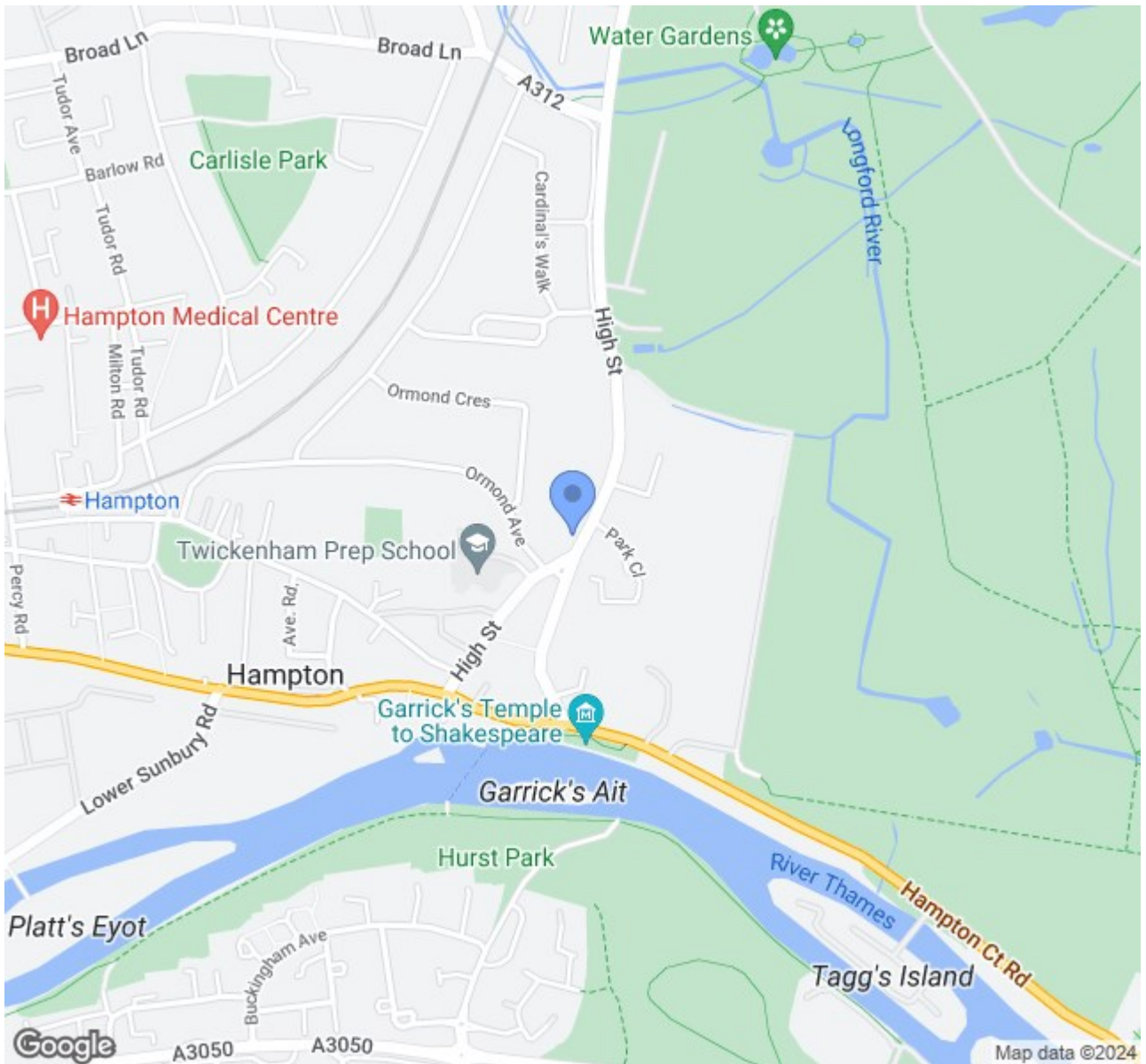


**Ground Floor**  
586 sq ft / 54.4 sq m



**First Floor**  
537 sq ft / 49.9 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1077462)



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

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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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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\*\*