

Holly Road Hampton Hill



£899,950 Freehold

- Victorian family house
- Four double bedrooms
- Beautifully presented
- Stunning fitted kitchen
- Sought-after local schools close by
- Extended
- Two bath / shower rooms
- Two reception rooms
- South facing rear garden
- Moments to High Street amenities

Holly Road, Hampton Hill, Middlesex TW12 1QH

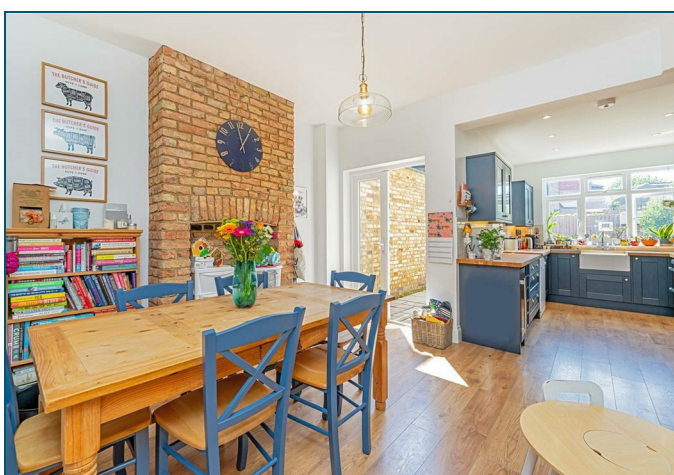
A beautifully presented and extended Victorian family house with four double bedrooms, two stunning bath / shower rooms, and lovely South facing private rear garden. The property has undergone extensive refurbishments to a high specification and a contemporary style. Features include high ceilings, fireplaces, double-glazed sash style windows with shutters, picture rails, solid timber internal doors and modern fitted carpets. This location gives good access to the café's, bars, restaurants and amenities of Hampton Hill High Street, and the gates of Royal Bushy Park. Sought-after local schools, Holly Road recreational playground, Fulwell railway station, bus services and Hampton open air swimming pool, are all close by.

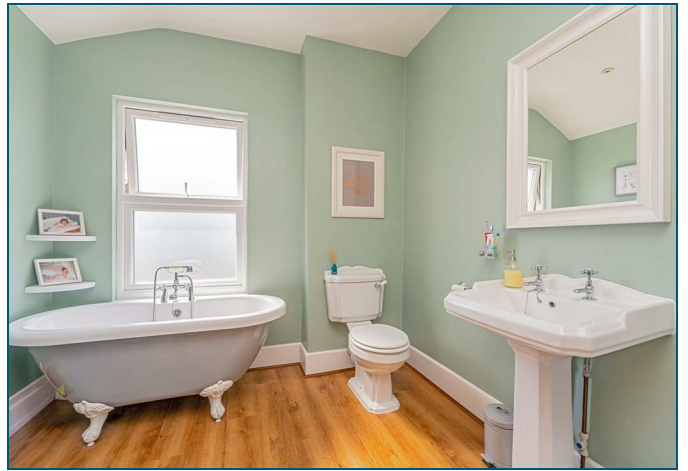
An entrance hallway has a walk-in coats cupboard with built-in storage and shelving. The sitting reception room is front aspect and has an exposed brick character feature fireplace. There is a double-glazed sash bay window with shutters and custom-made storage cupboards with shelving into the alcoves. The dining reception room has an exposed brick character feature fireplace, double-glazed French style doors to the garden and a built-in understairs storage cupboard. Open plan access leads to the kitchen with a stunning range of modern fitted units with under unit lighting, solid wood worksurfaces and a butler style sink unit. There is space for range cooker and upright fridge freezer, space and plumbing for a dishwasher and an integrated wine cooler.

Stairs lead to the first floor landing with doors to all rooms. The spacious front aspect double bedroom has two double-glazed sash style windows and two built-in wardrobes. There is a second double bedroom on the first floor. The family bathroom and W.C have a modern fitted four-piece suite with a wonderful roll top bath. There is a separate shower cubicle with wall mounted and overhead shower attachments, and a pedestal wash hand basin. A utility cupboard houses the washing machine and tumble dryer and there is a chrome heated towel rail with radiator, and double-glazed frosted window.

Stairs lead to the second floor landing where light floods in through a double-glazed skylight and doors lead to all rooms. The principal double bedroom has space for a study area and an extensive range of built-in wardrobes with shelving. There are two double-glazed Velux skylights and two built-into the eave's storage cupboards. The spacious fourth bedroom is being used as a home office. There is a modern fitted shower room and W.C with a shower cubicle, pedestal wash hand basin, chrome heated towel rail with radiator and double-glazed frosted window.

Outside there is a walled pebbled front garden with lighting and bin storage area. There is a lovely private patio rear garden which is South facing and has flower and shrub borders, shed and pedestrian rear access.

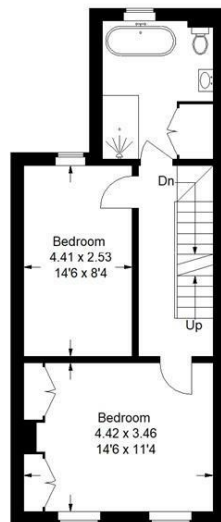






Ground Floor
498 sq ft / 46.3 sq m

Holly Road
Approximate Gross Internal Area (Excluding Eaves)
127.4 sq m / 1371 sq ft

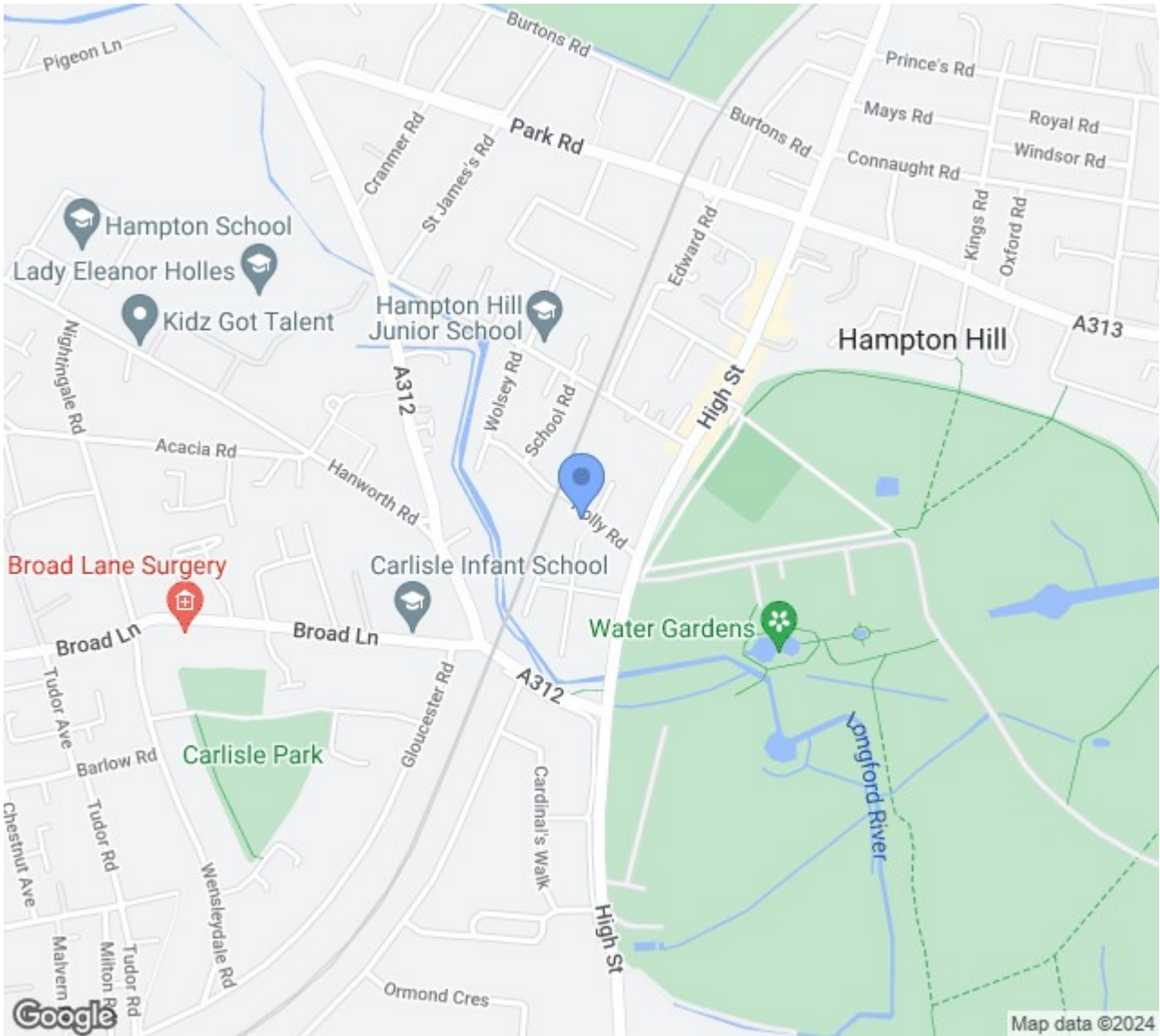


First Floor
485 sq ft / 45.1 sq m



Second Floor
388 sq ft / 36.0 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079886)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 71 85 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(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	

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