

Uxbridge Road Hampton Hill



£1,250,000 Freehold

- Detached family house
- Beautifully presented
- Stunning kitchen breakfast room
- Good potential to extend (STPP)
- Sought-after local schools close by
- Four double bedrooms
- Three reception rooms
- Magnificent, landscaped garden
- Off-street parking for three large cars
- Close to Bushy Park and amenities

TIFFIN ESTATE AGENTS LTD

103 High Street, Hampton Hill, Middlesex, TW12 1NJ

t. +44 (0) 20 8979 9111 e. info@tiffinestateagents.co.uk w. www.tiffinestateagents.co.uk

Uxbridge Road, Hampton Hill, Middlesex TW12 3AD

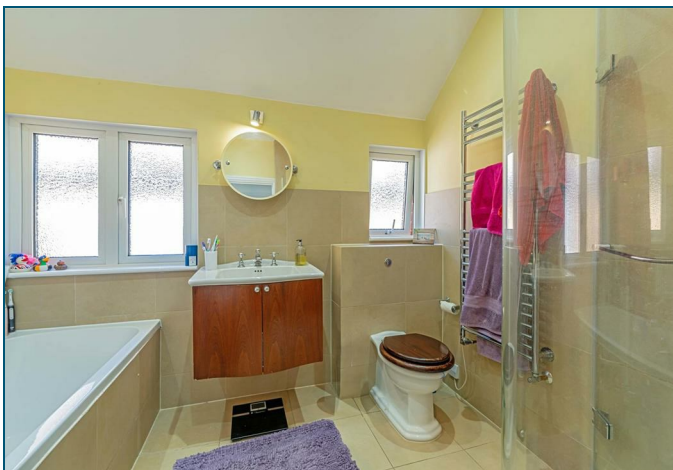
A wonderful and beautifully presented detached family house with four double bedrooms, three reception rooms and magnificent landscaped private rear garden. The property has undergone extensive improvements and provides spacious family living accommodation whilst offering good potential to further extend. Features include breathtaking stained-glass leaded windows to various rooms, in particular the window on the first-floor landing which is simply jaw-dropping. An array of character fireplaces to principal rooms, original character doors with antique brass handles, picture rails and modern fitted carpets, add comfort and charm to the home. This location gives good access to the cafes, bars, restaurants, and amenities of Hampton Hill High Street, and the gates of Royal Bushy Park. Sought-after local schools, Hampton village with its railway station and amenities, Carlisle Park, and Hampton open air swimming pool are all close by.

A spacious entrance reception has space for coats storage, double-glazed leaded stained-glass windows and a charming character feature fireplace. There is a built-in understairs storage cupboard and doors to all rooms. The sitting reception room has a character feature fireplace with a gas coal effect fire. An arch leads to the extended family reception room with attractive views of the rear garden. Light floods in through double-glazed windows and double-glazed French style doors to the garden. The kitchen breakfast room is also garden facing and has a range of modern fitted units with solid Cherrywood worksurfaces. An extensive range of integrated appliances includes oven, four ring gas hob, extractor fan, washing machine and dishwasher. There is space for a table and chairs and a breakfast bar with space for bar stools. The gas central heating boiler is wall mounted and there is a double-glazed window, double-glazed door to the garden, part tiled walls and tiled flooring. The front aspect reception room has a double-glazed round bay with stained-glass leaded windows and a fireplace with a contemporary fire. There is a ground floor cloakroom W.C with a pedestal wash hand basin, chrome heated towel rail and double-glazed frosted window.

Stairs lead to the first floor landing where the stained-glass leaded windows are a delight. There is access to loft space via a pull-down ladder and doors to all rooms. The principal double bedroom has a range of built-in wardrobes and a double-glazed round bay with stained-glass leaded windows. There are three further good-sized double bedrooms. The bathroom and W.C have a modern fitted four-piece suite with a bath with a handheld shower attachment. There is a shower cubicle, vanity sink unit, chrome heated towel rail, part tiled walls and tiled flooring. An airing cupboard houses the hot water tank and there are two double-glazed frosted windows.

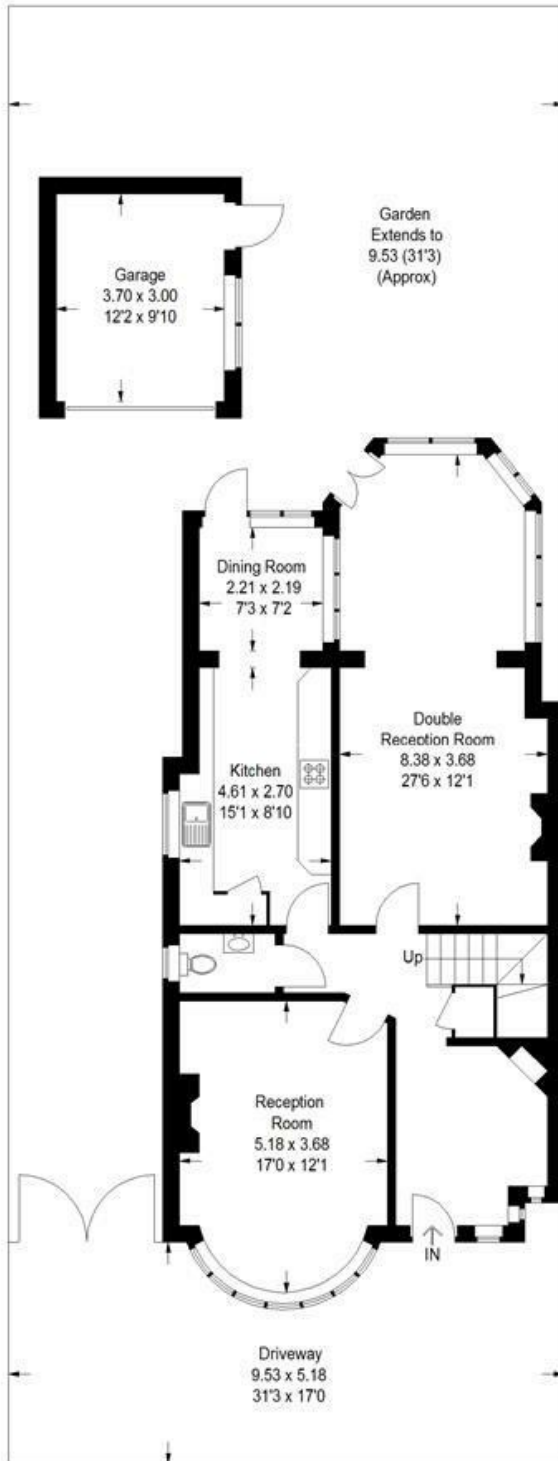
Outside there is a paved front garden with ample off-street parking for three large cars and tree and shrub borders. A driveway and a secure gated entrance lead to the garage with an up and over door. The magnificent, landscaped private rear garden has an historic Yew tree and a further range of established trees, flowers and shrubs, large circular patio, and large lawn. Flowers and shrubs sit on raised beds, and there is a shed, children's playhouse, and a tap.





Uxbridge Road

Approximate Gross Internal Area = 152.5 sq m / 1641 sq ft
Garage = 11.5 sq m / 124 sq ft
Total = 164.0 sq m / 1765 sq ft

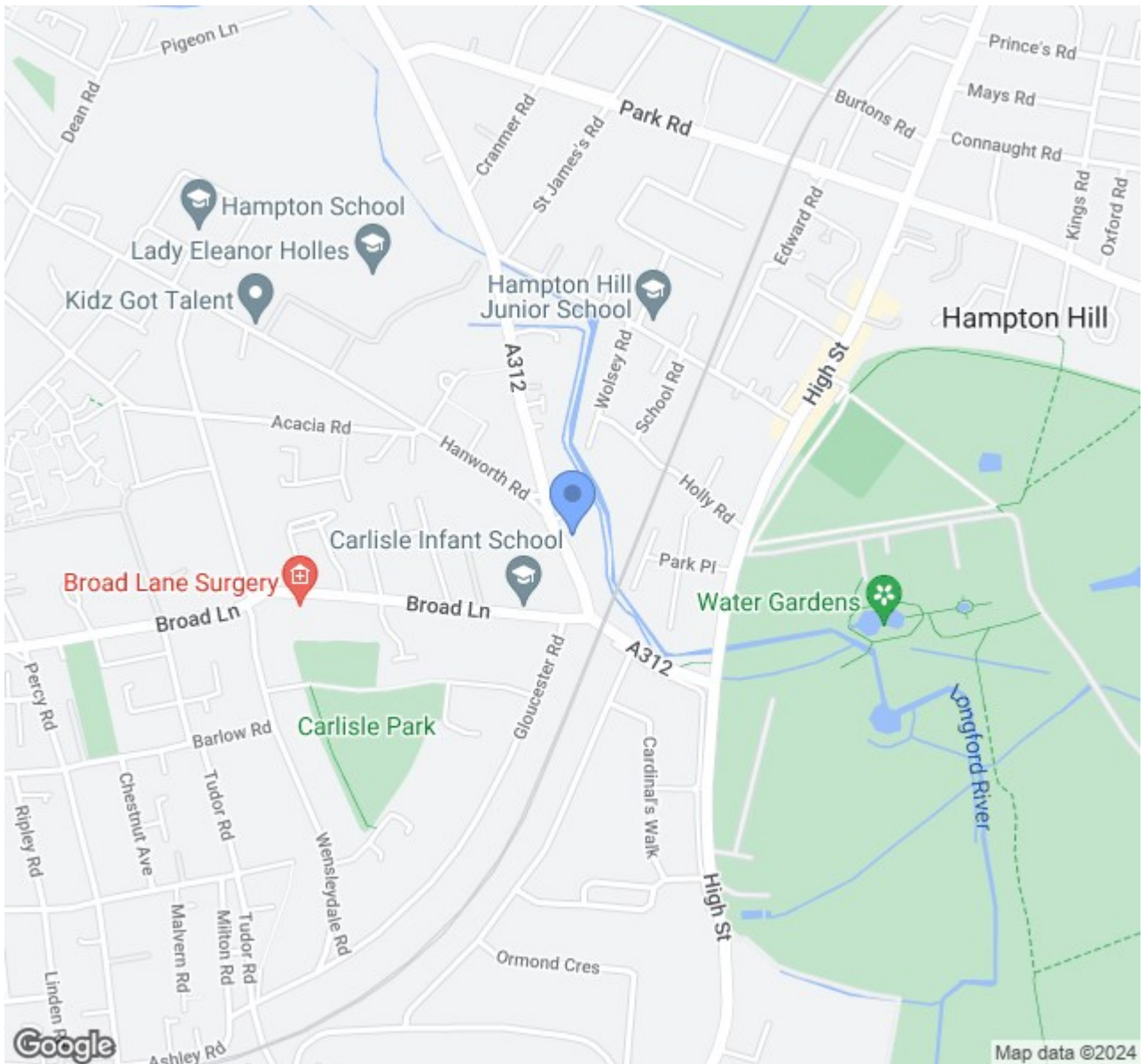


Ground Floor
916 sq ft / 85.0 sq m



First Floor
726 sq ft / 67.5 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079887)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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