

New Road Hanworth



£409,950 Freehold

- Victorian cottage
- Sitting reception room
- Modern fitted kitchen
- Lovely private rear garden
- Offered for sale with no chain
- Two bedrooms
- Dining reception room
- Modern shower room and W.C.
- Sought-after local schools close by
- Quiet cul-de-sac location

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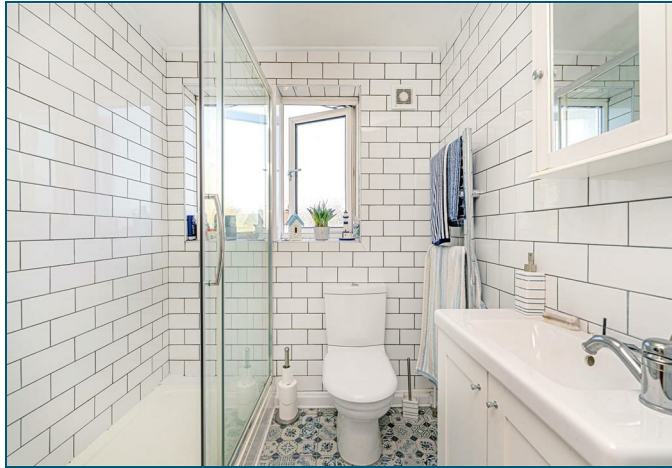
A beautifully presented Victorian cottage, two bedrooms, lovely private rear garden and offered for sale with no chain. The property is in a quiet residential side road moments from local amenities and the Hampton and Hanworth border. Sought-after local schools, bus services, and the green spaces of Hampton Common are all close by.

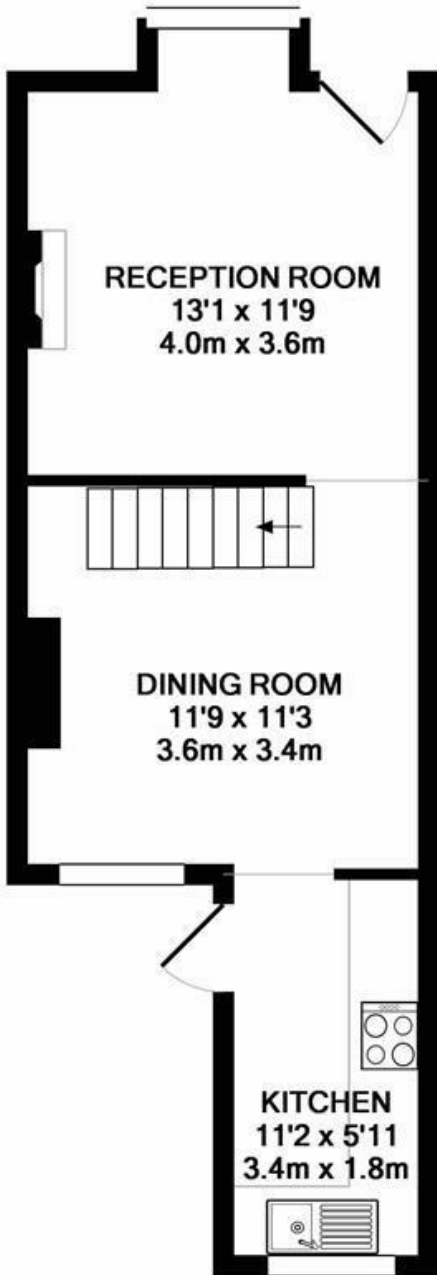
The sitting reception room is front aspect and has with a character feature fireplace, exposed brick feature wall, double-glazed bay window with window seat, and a built-in storage cupboard into the alcove. There is a separate rear aspect dining reception room with exposed brick feature wall with fireplace, built-in storage cupboards and shelving. The garden facing kitchen has a range of modern fitted units with roll top worksurfaces. Integrated appliances include oven, four ring hob with extractor fan, fridge and freezer and there is space and plumbing for a washing machine. There are side and rear aspect double-glazed windows and a double-glazed door to the garden.

Stairs lead to the first floor landing where there is access to loft space via a pull-down ladder and doors to all rooms. The principal double bedroom is front aspect and has a built-in over stairs wardrobe, and there is a good-sized rear aspect single bedroom. The fully tiled family shower room and W.C has a modern fitted suite with a shower cubicle, vanity sink unit, double-glazed frosted window and a chrome heated towel rail. Additional features include wood flooring, double glazing and gas central heating.

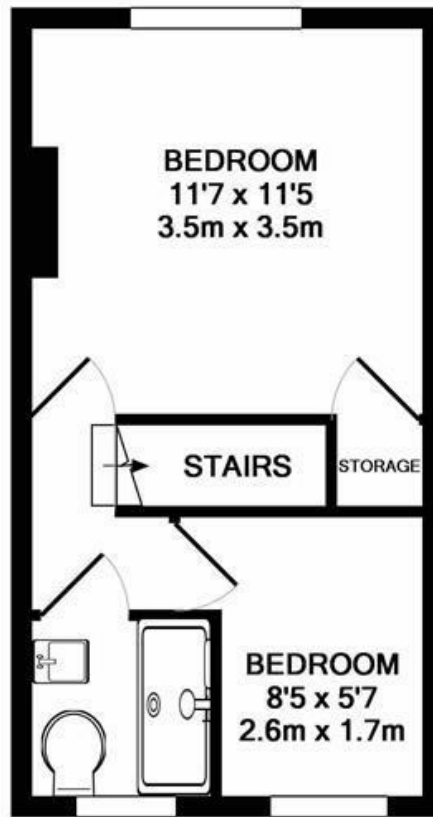
Outside there is a paved front garden with fence and space for bin storage. The lovely private rear garden has lawned and patio areas, tree, flower, and shrub borders, shed, tap and pedestrian rear access.



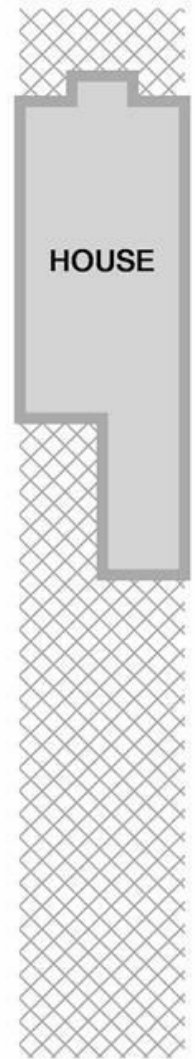




GROUND FLOOR
APPROX. FLOOR
AREA 333 SQ.FT.
(30.9 SQ.M.)



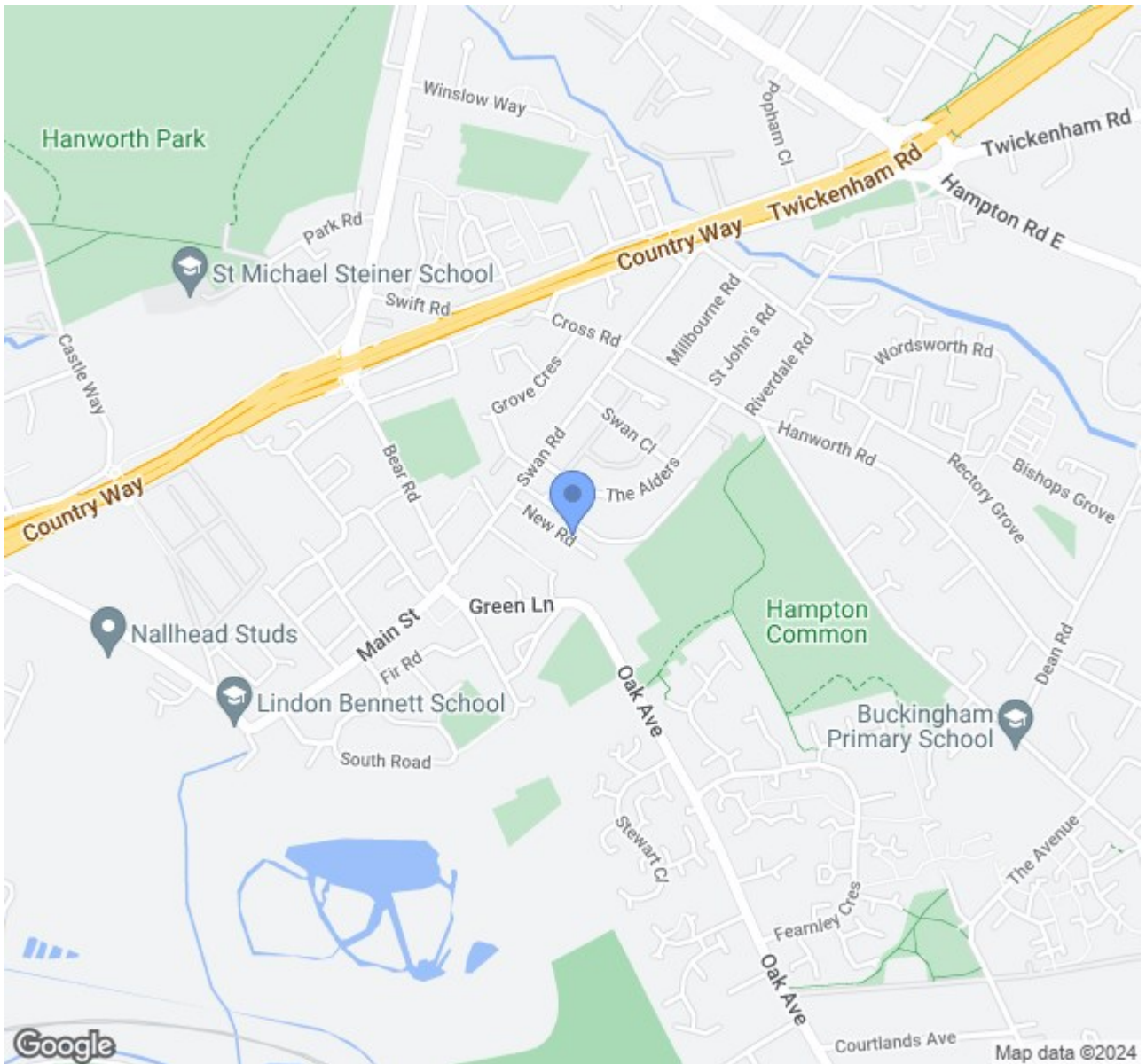
1ST FLOOR
APPROX. FLOOR
AREA 259 SQ.FT.
(24.1 SQ.M.)



SITE PLAN

NEW RD
TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(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			76
(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