

Wolsey Road Hampton Hill



£3,295 Per Month

- Victorian family home
- Stunning kitchen, dining, family room
- Utility room
- Fabulous riverside garden
- Part or unfurnished
- Three double bedrooms
- Two wonderful bathrooms
- Wealth of character
- Hampton Hill location
- Available August

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An exceptional Victorian family house with three double bedrooms, two stunning bathrooms, and wonderful West facing private rear garden which backs onto the Longford River. The property is situated in a desirable residential road in the heart of Hampton Hill and gives good access to sought-after local schools and green spaces. Holly Road recreational ground and the gates to Royal Bushy Park are all close by. The cafes, bars, restaurants, and amenities of Hampton Hill High Street, local bus services, Fulwell railway station, and Hampton open air swimming pool, are all nearby.

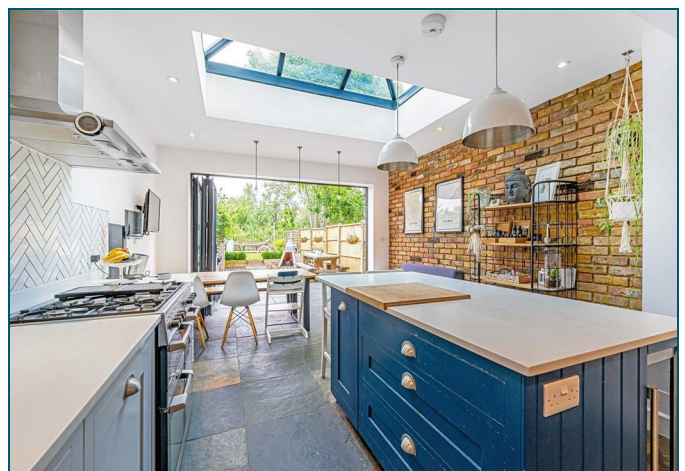
An entrance hallway with a beautifully tiled floor leads to the front aspect sitting reception room. There is a character feature fireplace, double-glazed sash style windows and custom-made storage cupboards and shelving into the alcoves. The stunning kitchen, dining and family reception room is extended and garden-facing. The kitchen area has a range of modern fitted units with composite stone worksurfaces and butler-style sink unit. A range of integrated appliances include dishwasher, microwave, stainless-steel double range oven, five ring gas hob, extractor hood, and an American style fridge freezer. A central island unit has an integrated wine cooler and there is a breakfast bar area with space for bar stools. There are dining and family reception areas, an exposed brick feature wall, and light floods in through a lantern skylight and double-glazed Bi-folding doors to the garden. A utility room houses a washing machine, tumble dryer, and a ceiling pulley clothes airer and there is a ground floor cloakroom W.C.

Upstairs there is a generous sized double bedroom with two sash windows and a character feature fireplace. There is a further rear aspect double bedroom. The fully tiled family bathroom and W.C has bath with an overhead shower attachment and a shower screen. There is a vanity sink unit, chrome heated towel rail and a double-glazed frosted window.

Stairs lead to the second floor and the principle double bedroom with a West facing double-glazed Juliet balcony. There is a luxurious ensuite bathroom and W.C with a double sink vanity sink unit, modern freestanding bath with chrome fittings, and a shower cubicle with a traditional thermostatic mixer shower with adjustable and fixed head. Additional features include a wealth of character throughout the home, underfloor heating in the kitchen, double glazing, gas central heating, and attractive views of the Longford River and rooftops of Hampton Hill.

Outside the front garden has useful storage shed, pea shingle and shrubs. The wonderful rear garden has a tiled patio with a built-in BBQ, bark chipped play area and lawn, leading to a further patio area overlooking the Longford River.

Band E council tax with Richmond Borough. Available from August. Offered part furnished or unfurnished.

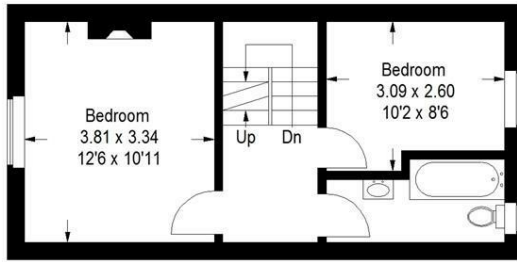




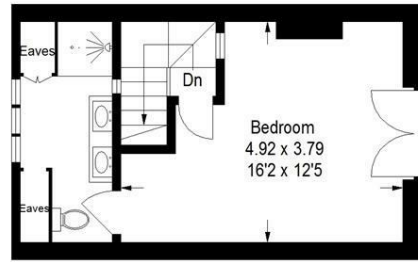


Wolsey Road

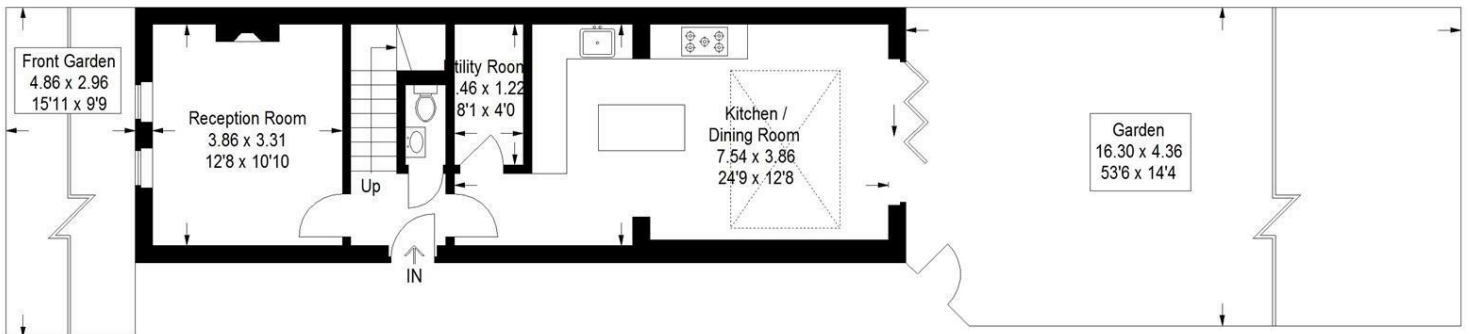
Approximate Gross Internal Area (Excluding Eaves)
106.3 sq m / 1144 sq ft



First Floor
347 sq ft / 32.2 sq m

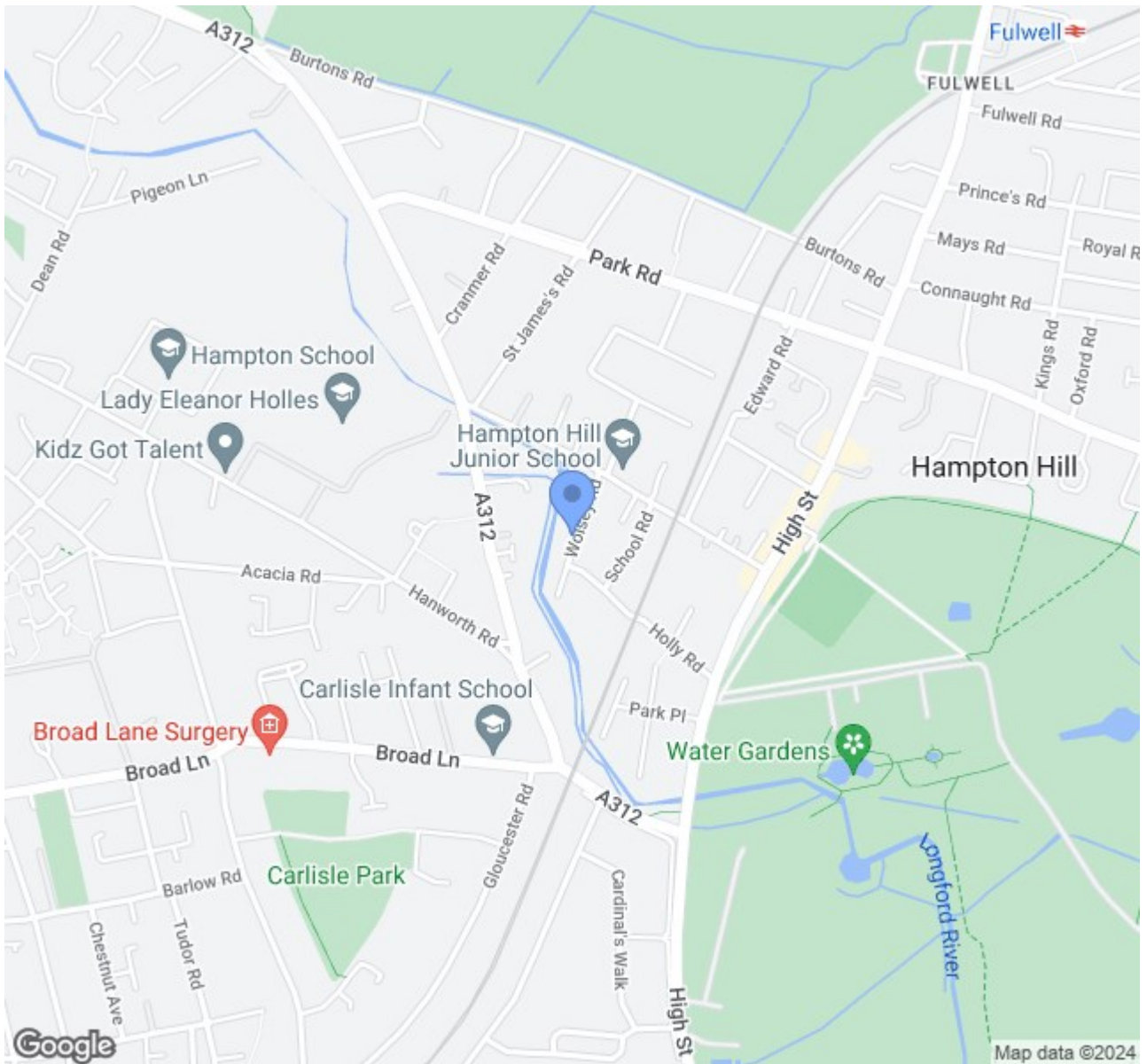


Second Floor
264 sq ft / 24.6 sq m



Ground Floor
533 sq ft / 49.5 sq m

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1085648)



Energy Efficiency Rating	
	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
	Potential: 86
	Current: 60

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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England & Wales	EU Directive 2002/91/EC
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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