

Hawley Close Hampton



£2,395 Per Month

- Link detached family home
- Garage and off street parking
- Through reception dining room
- Gas central heating
- Offered Unfurnished
- Three double bedrooms
- Modern fitted kitchen
- Double glazing
- Private rear garden
- Available mid-August

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

A well-presented link detached family house with three double bedrooms, garage and off-street parking, and a private rear garden. The property is situated in a desirable cul-de-sac with excellent local school, parks, bus services, and Hampton village with its railway station and amenities, all close by.

A spacious entrance hallway with a downstairs cloakroom W.C leads to all rooms. A bright and airy through reception room has space for sitting and dining reception areas. There is laminated wood effect flooring and double-glazed French style patio doors lead to the secluded rear garden. The spacious kitchen has a range of modern fitted units with electric oven, four ring gas hob, extractor fan, washing machine, and undercounter fridge and freezer.

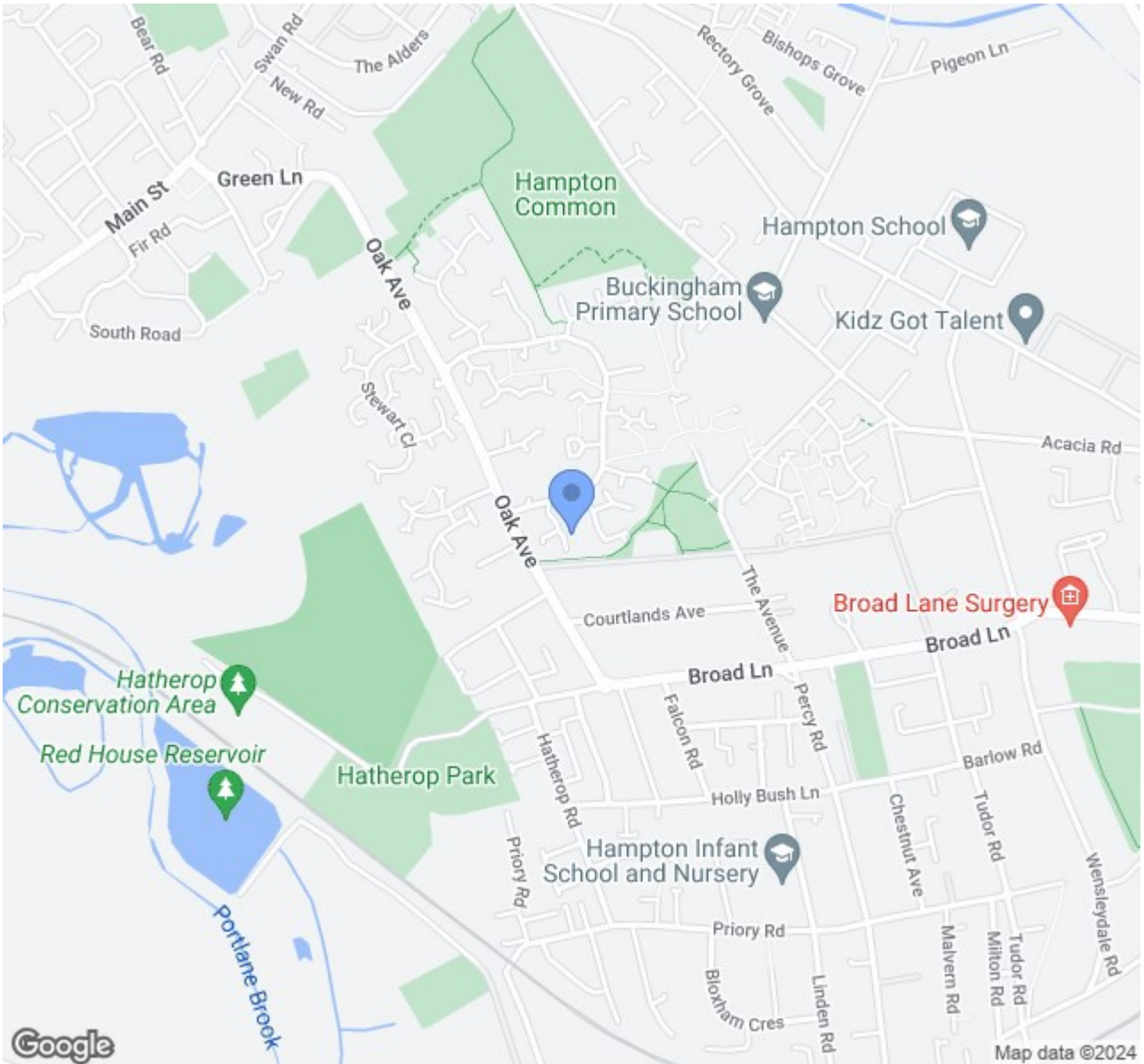
Upstairs there are three double bedrooms, and the principal bedroom has wall-to-wall fitted wardrobes and overlooks the rear garden. There is a white family bathroom suite with a shower over the bath with a glass shower screen, W.C, wash hand basin, and a frosted double-glazed window. Additional features include wood effect flooring, double-glazing and gas central heating.

Outside there is a lawned front garden with flowers and shrubs. A driveway provides off-street parking and leads to an attached garage with an up and over door. A double-glazed door from the garage leads to private rear garden which is mostly laid to lawn and features a paved patio area and trees and shrubs borders.

Council tax is band E with Richmond Borough Council. Available from mid-August. Offered unfurnished.







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	72	85

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	61	70

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