

Holly Road Hampton Hill



£725,000 Freehold

- Victorian family house
- Sitting reception room
- Modern fitted kitchen
- Southwest facing rear garden
- Wealth of character and charm
- Three bedrooms
- Dining reception room
- Wonderful bathroom
- Moments to Royal Bushy Park
- Close to High Street amenities

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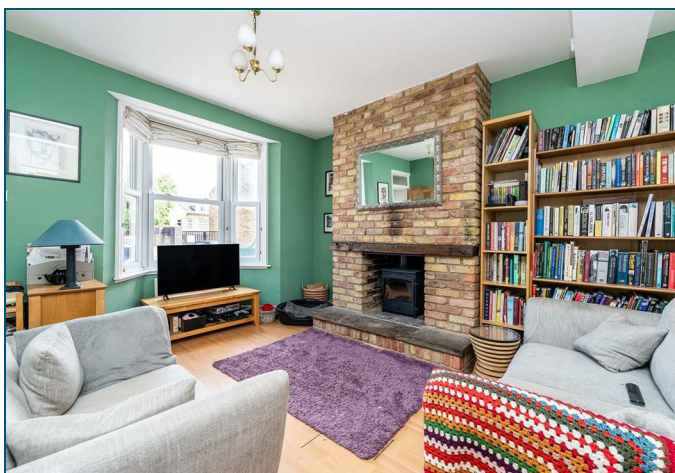
Holly Road, Hampton Hill, Middlesex TW12 1QH

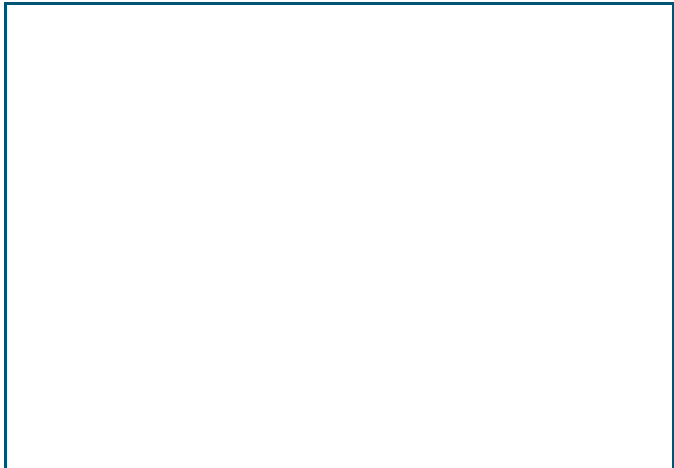
A wonderful Victorian family house with three bedrooms and a Southwest facing private rear garden. There is a wealth of character and charm, and features include high ceilings, several character feature fireplaces and stripped wood doors. This location gives good access to the café's, bars, restaurants 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.

There is an entrance porch with a double-glazed front door and space for coats storage. The sitting reception room is front aspect and has a fireplace with a log burning stove and an exposed brick chimney breast. Light floods in through a large, double-glazed bay window. There is a rear aspect dining reception room with two built-in under stairs storage cupboards. The kitchen is garden facing with a range of modern fitted units with roll top worksurfaces. Integrated appliances include oven, four ring hob, extractor fan and fridge freezer. There is space and plumbing for a washing machine and dishwasher. The gas central heating boiler is concealed, and wall mounted and there is a double-glazed window and double-glazed door to the garden.

Stairs lead to the first floor landing with access to loft space via a pull-down ladder, built-in over stairs wardrobe and doors to all rooms. There are two double bedrooms, both of which have character feature fireplaces, and a good-sized single third bedroom. The wonderful bathroom has a modern fitted four-piece suite with a luxurious oval shaped double-ended bath. There is a shower cubicle with wall mounted and overhead shower attachments, vanity sink unit, W.C, chrome heated towel rail and tiled flooring.

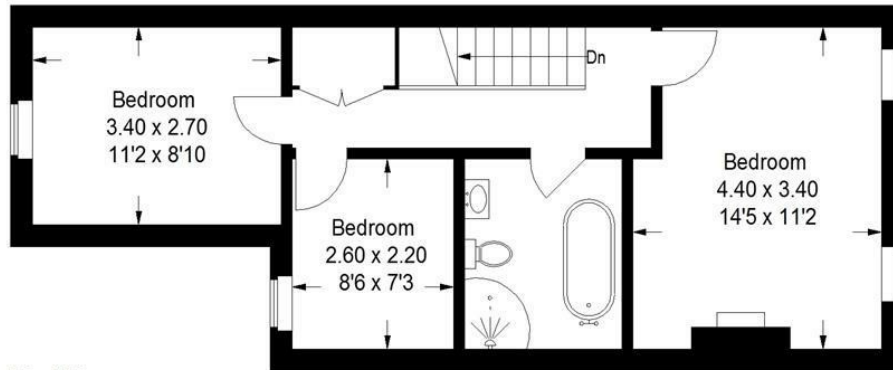
Outside there is a pebbled front garden with a picket fence. The private patio rear garden is Southwest facing with a tap, shed and pedestrian rear access.



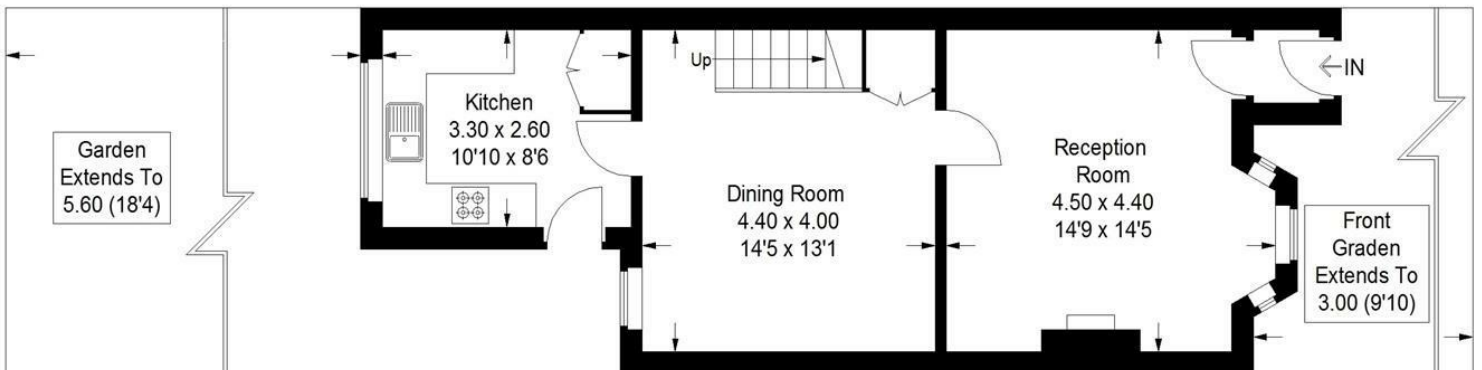


Holly Road

Approximate Gross Internal Area
92.5 sq m / 995 sq ft

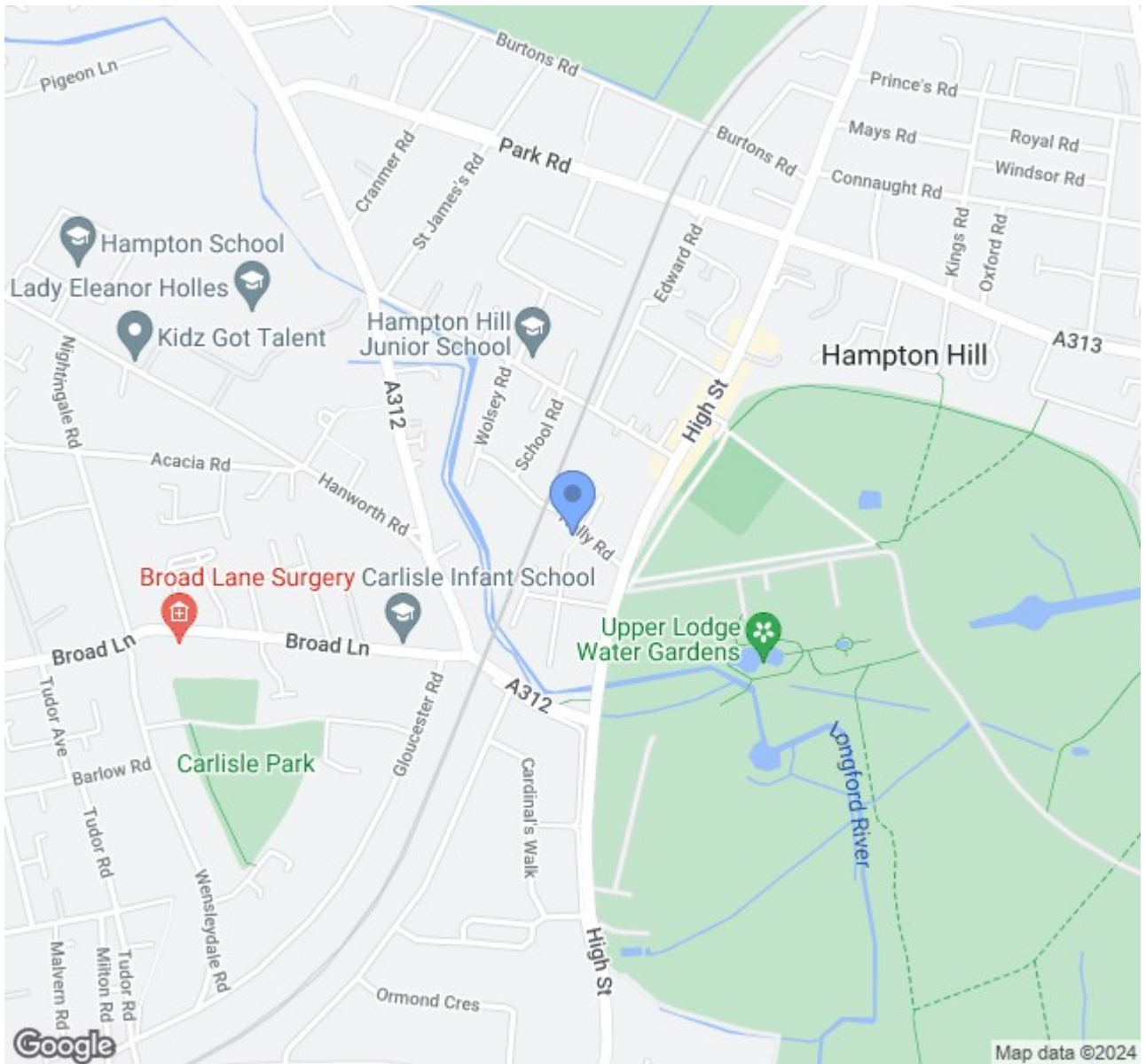


First Floor
484 sq ft / 45.0 sq m



Ground Floor
511 sq ft / 47.5 sq m

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1097049)



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

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	
(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