

Albert Road Hampton Hill



£749,950 Freehold

- Semi-detached family house
- Sitting, dining and family reception
- Four-piece family bathroom
- Garage and off-street parking
- Offered for sale with no chain
- Three double bedrooms
- Modern fitted kitchen
- Principal bedroom with shower
- Lovely private rear garden
- Close to High Street 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

An extended and well-presented semi-detached modern family house with three double bedrooms and offered for sale with no chain. There is an integrated garage, driveway with off-street parking and a lovely private rear garden. This location gives good access to sought-after local schools, the amenities of Hampton Hill High Street and the gates of Royal Bushy Park. Fulwell railway station, local bus services, café's, bars, restaurants and Hampton open air swimming pool, are all close by.

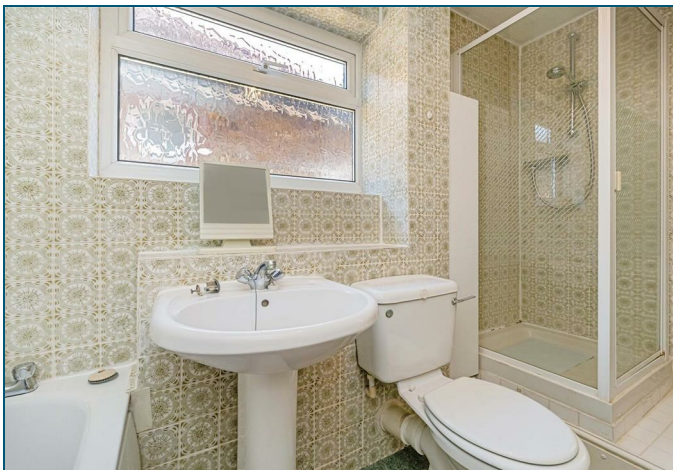
A timber front door leads to the entrance hallway with a double-glazed frosted window, built-in coats storage cupboard, and doors to all rooms. There is an extended rear aspect reception room with space for sitting, dining and family reception areas. There is a built-in understairs storage cupboard, double-glazed windows and a double-glazed door to the garden. The kitchen has a range of modern fitted units, worksurfaces and a one and a half bowl sink unit. There is space for appliances, wall mounted gas central heating boiler and a double-glazed frosted window. There is a ground floor cloakroom W.C with a wall mounted sink unit, part tiled walls and a double-glazed frosted window.

Stairs lead to the first-floor landing with access to loft space, airing cupboard housing the hot water tank and doors to all rooms. The principal double bedroom is rear aspect and has a range of built-in wardrobes, shower cubicle with wall mounted shower and a pedestal wash hand basin. There are two further double bedrooms, one of which has a range of built-in wardrobes. The fully tiled bathroom and W.C have a four-piece suite with a bath with a wall mounted shower attachment. There is a shower cubicle with a wall mounted shower, pedestal wash hand basin, radiator and double-glazed frosted window. Additional features include modern fitted carpets, double-glazing and gas central heating.

Outside there is a paved front garden with pebbled and rockery areas and a dwarf wall with iron railings. A paved driveway provides off-street parking and leads to an integral garage with an up and over door, power, and light. Secure pedestrian side access with a tap leads to the lovely secluded and private rear garden. There are patio and pebbled areas, a range of tree, flower and shrub borders and a shed.



Albert Road, Hampton Hill, Middlesex TW12 1LB



Albert Road

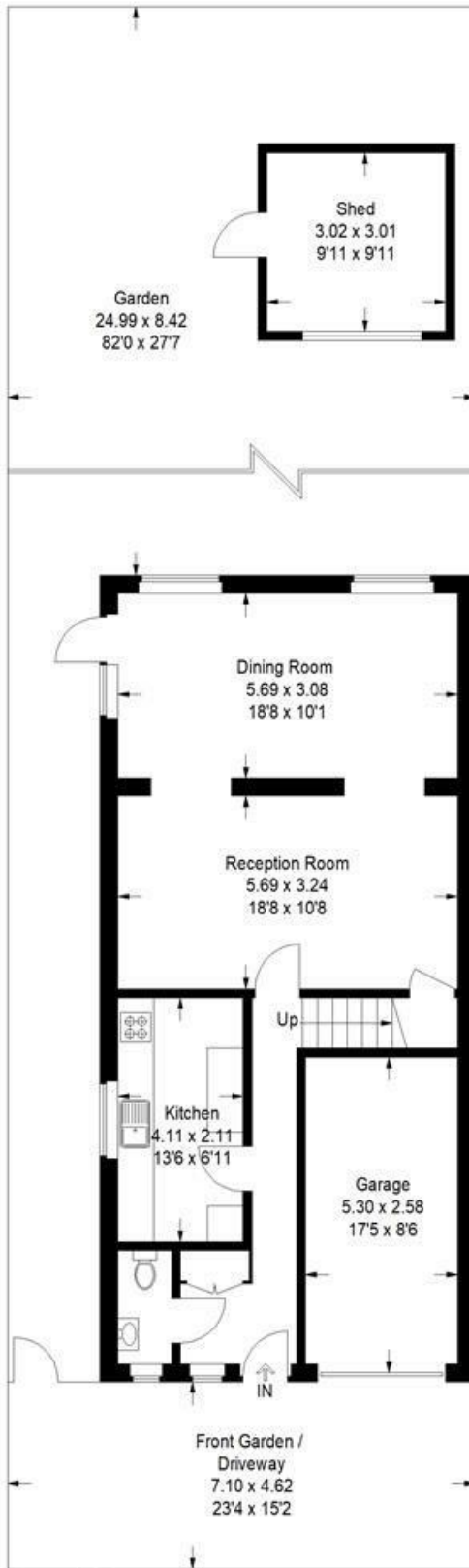
Approximate Gross Internal Area

114.2 sq m / 1229 sq ft

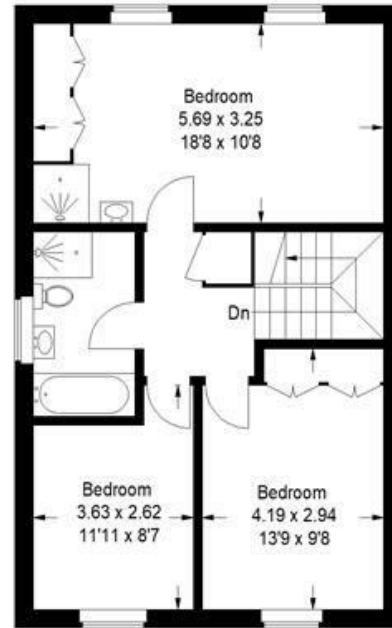
Garage = 13.5 sq m / 145 sq ft

Shed = 9.0 sq m / 97 sq ft

Total = 136.7 sq m / 1471 sq ft

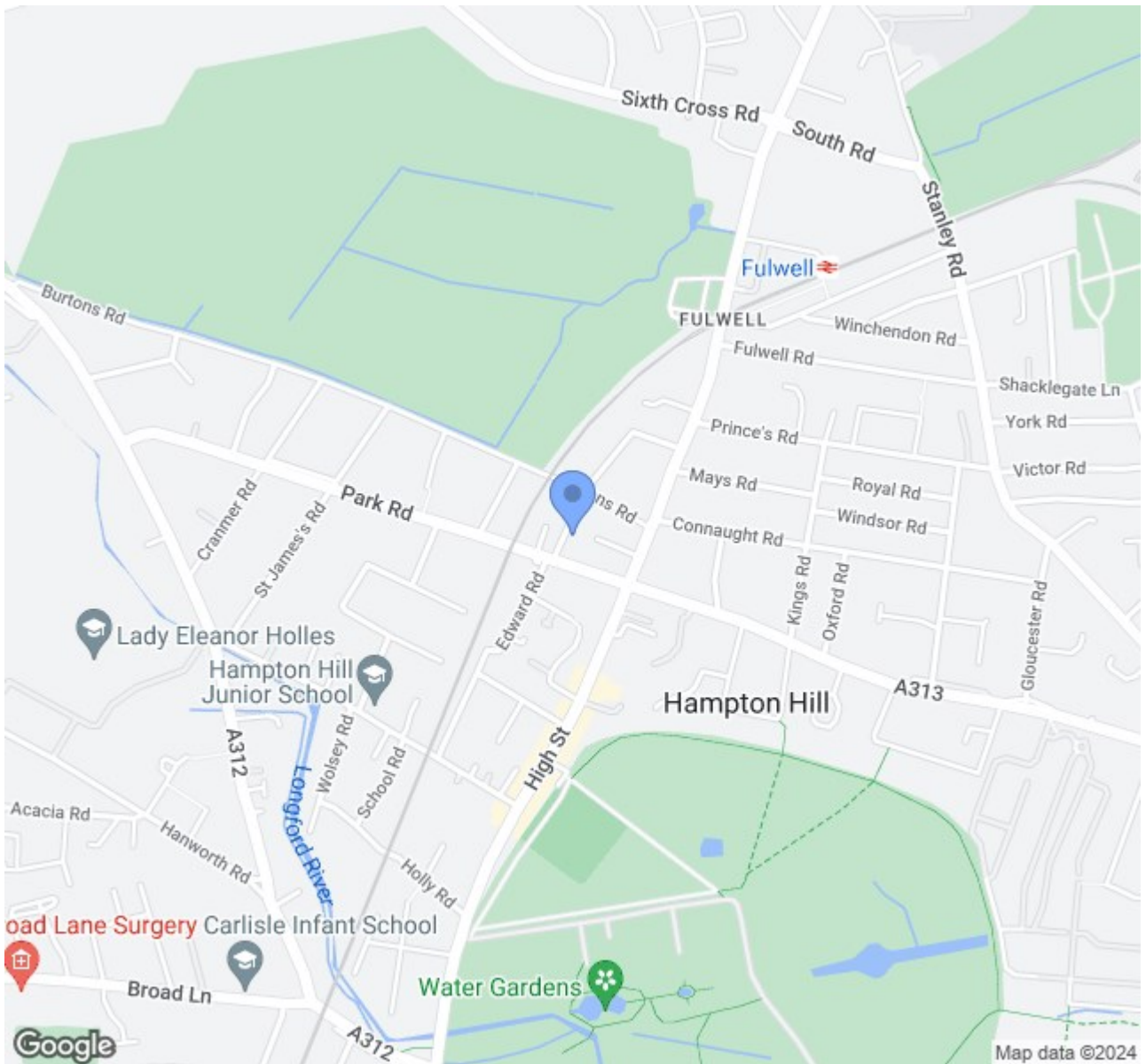


Ground Floor
644 sq ft / 59.8 sq m



First Floor
585 sq ft / 54.4 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1098733)



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