

## Church Street Hampton



### Guide Price **£575,000** Freehold

- End of terrace Victorian cottage
- Beautifully presented
- Stunning kitchen and bathroom
- Lovely courtyard garden
- Moments to Bushy Park and lido
- Two double bedrooms
- Recently renovated
- Wealth of character and charm
- Garage to the rear
- Close to village and station

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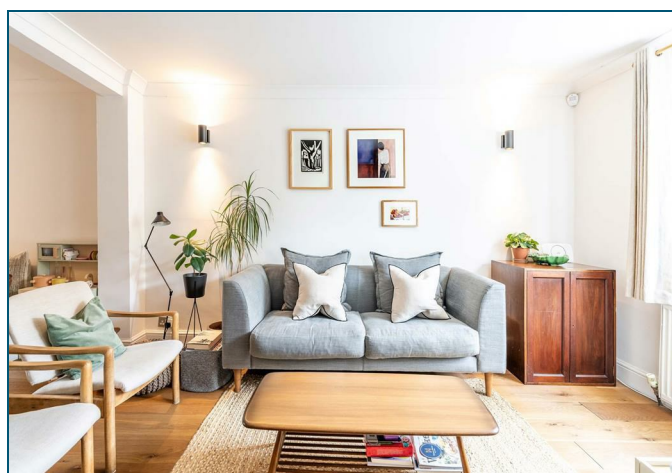
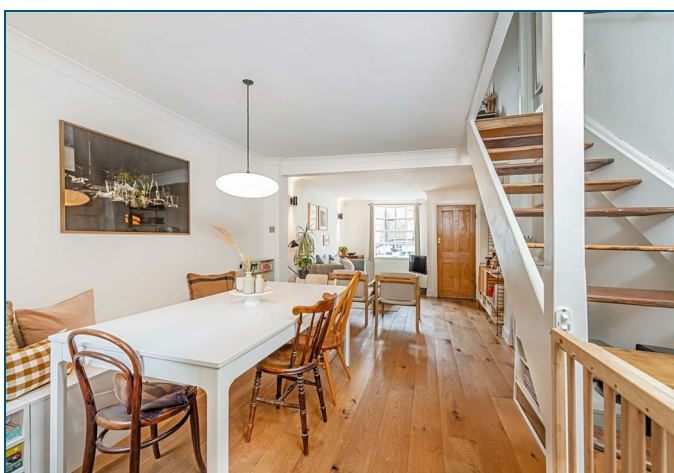
## Church Street, Hampton, Middlesex TW12 2EG

A beautifully presented and recently renovated end of terrace Victorian cottage with two double bedrooms, wonderful courtyard garden and a garage. There is a feeling of charm and immaculately presented décor to a high specification throughout the home. Retained original features include sash windows and internal character doors. Beautiful oak wood flooring, an open staircase, and stunning and recently fitted kitchen and bathroom complete the look. This wonderful home is in a conservation area and gives good access to the gates of Royal Bushy Park, Hampton Court Palace, the River Thames and Hampton open air swimming pool. Hampton Village with its railway station, café's, bars, restaurants, village green and Waitrose supermarket, are all close by. The amenities of Hampton Hill High Street, local bus services, and sought-after local schools and nurseries, are all nearby.

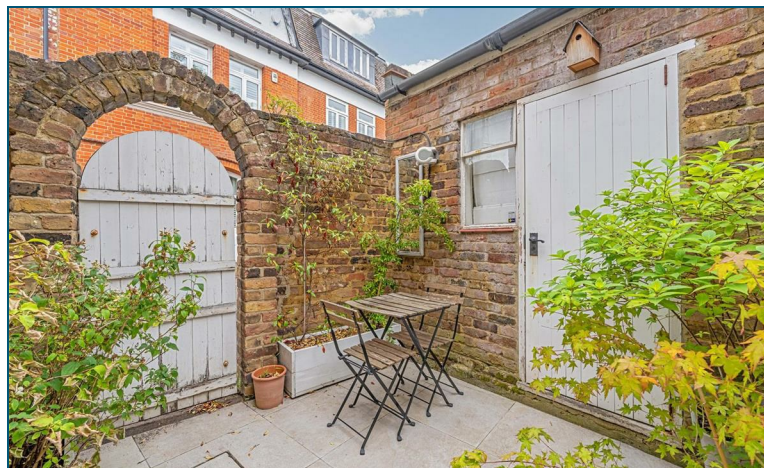
An entrance porch with space for coats and shoe storage leads to the through reception room. There is ample space for separate sitting and dining reception areas. There is a front aspect double-glazed round bay window and a rear aspect original sash window. The kitchen has a stunning range of modern fitted units with Quartz worksurfaces and splashbacks, and a stainless-steel sink unit with mixer tap. Integrated appliances include AEG oven, four ring induction hob, extractor fan and fridge. Integrated bookshelves provide storage, and there is a double-glazed window, double-glazed door to the garden and tiled flooring. The Worcester gas central heating combination boiler is modern fitted, concealed and wall mounted. A pocket door leads to the ground floor cloakroom W.C with a wall mounted sink unit and a double-glazed frosted window.

A wooden open staircase leads to the first-floor landing with access to loft space and original character doors to both double bedrooms. The principal double bedroom is front aspect and has a range of wardrobes and a double-glazed sash style window. The second double bedroom has a sash window and a built-in over stairs wardrobe. A door leads to the bathroom and W.C with a modern fitted white suite with a bath with a wall mounted shower attachment and shower screen. There is a vanity sink unit, heated towel rail, three double-glazed frosted windows and a radiator. A utility cupboard has space and plumbing for a washing machine and shelving provides useful storage.

Outside there is a lovely, brick walled courtyard garden with pedestrian side access, lighting and a tap. There is a garage to the rear with an up and over door, skylight, power, light, space for tumble dryer, window and a door provides access to the garden.



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Approximate Gross Internal Area = 66.5 sq m / 716 sq ft

Garage = 12.0 sq m / 129 sq ft

Total = 78.5 sq m / 845 sq ft

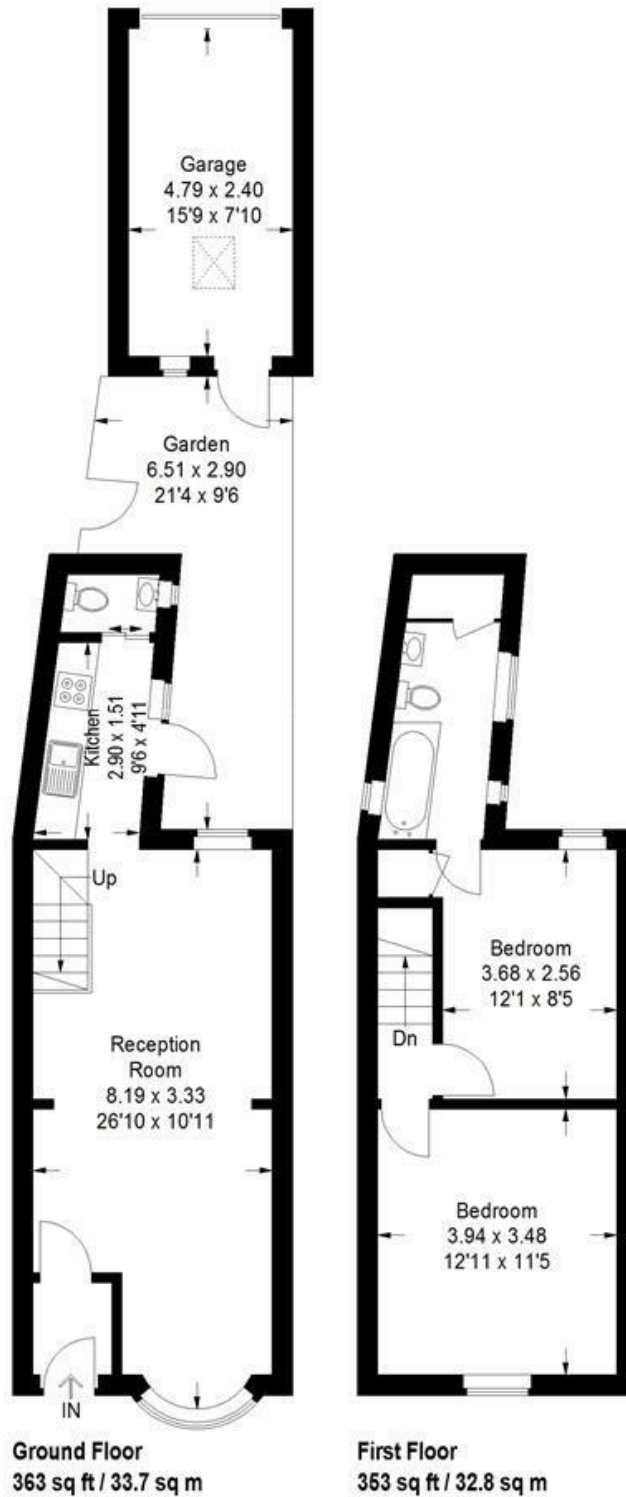
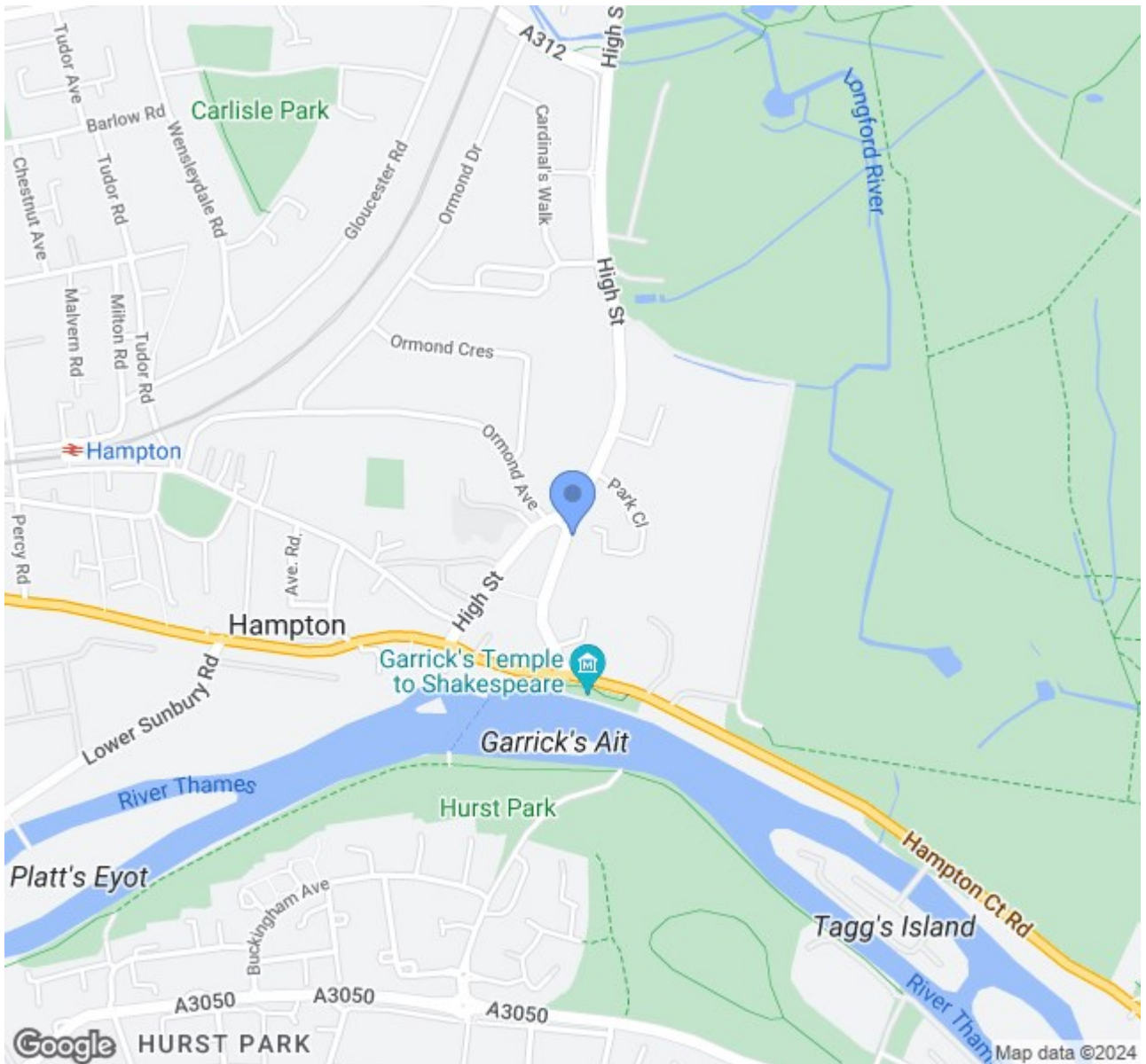


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1101314)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	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\*\*