

Holly Road



£3,000 Per Month

- Victorian family home
- Beautifully presented
- Extended kitchen and family reception
- Newly decorated
- Unfurnished
- Three double bedrooms
- Wealth of character and charm
- Separate sitting reception room
- Moments to Royal Bushy Park
- Available September

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A beautifully presented Victorian family house with three double bedrooms, two bath / shower rooms, and a wonderful south facing private rear garden. The property is located moments from the amenities of Hampton Hill High Street and the gates of Royal Bushy Park. Sought-after local schools, bus services, Holly Road recreational playground, Fulwell railway station, and Hampton open air swimming pool, are all close by.

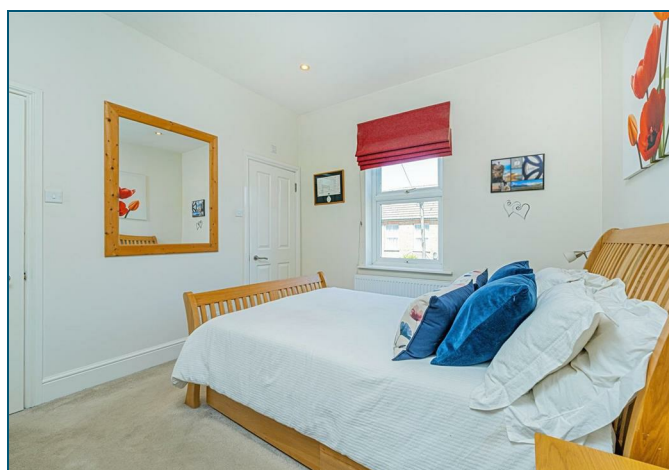
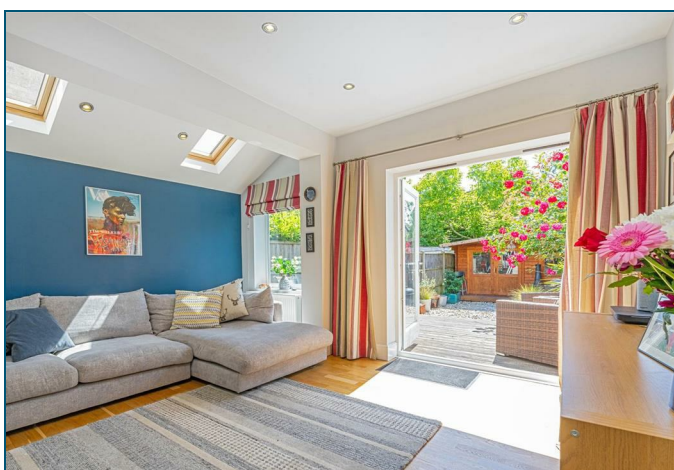
An entrance hallway leads to the front aspect sitting reception room with a large, double-glazed bay window with window shutters and a window seat. There is shelving into an alcove and an understairs cloaks storage cupboard. To the rear there is a wonderful and extended kitchen, breakfast, and family reception room which is the hub of the home and has a wow factor feel. Light floods in through double-glazed skylights, and a south facing double-glazed window and double-glazed French style doors to the garden. The kitchen has a stunning range of modern fitted units and includes a fridge freezer, washer dryer, electric oven, four ring gas hob, extractor fan, and dishwasher. There are solid wood worksurfaces, white ceramic sink, and additional solid wood worksurfaces providing a breakfast bar and space for bar stools. Open plan access leads to the garden facing family reception area.

Stairs lead to the first-floor landing and the front aspect double bedroom with a large built-in wardrobe. There is a fully tiled ensuite shower room with W.C with a vanity sink unit. The rear aspect double bedroom has fitted wardrobes and a double-glazed window. The spacious and modern fitted family bathroom and W.C has a bath, separate shower cubicle, vanity sink unit, storage cupboard housing the gas central heating combination boiler, and a double-glazed frosted window.

Stairs lead to the second floor where there is a spacious third double bedroom with two double-glazed Velux windows and eaves storage. Additional features include beautifully presented décor and charm throughout the home, high ceilings, wood flooring, modern fitted carpets, double-glazing, and gas central heating.

Outside there is a small front garden, and a wonderful, low maintenance south facing private rear garden with decked and pebbled areas, and trees and shrubs sit on a raised bed.

Available in September. Offered unfurnished. The council tax band is E with Richmond Borough.





Holly Road

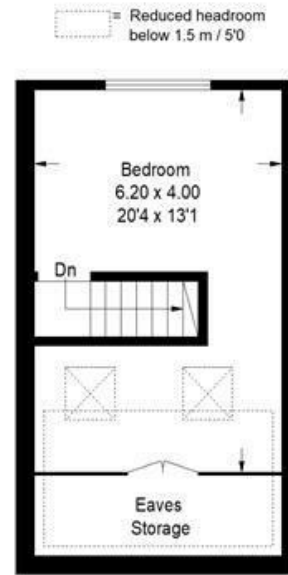
Approximate Gross Internal Area
119.3 sq m / 1284 sq ft
Eaves Storage = 5.2 sq m / 56 sq ft
Total = 135.5 sq m / 1340 sq ft



Ground Floor
550 sq ft / 51.1 sq m

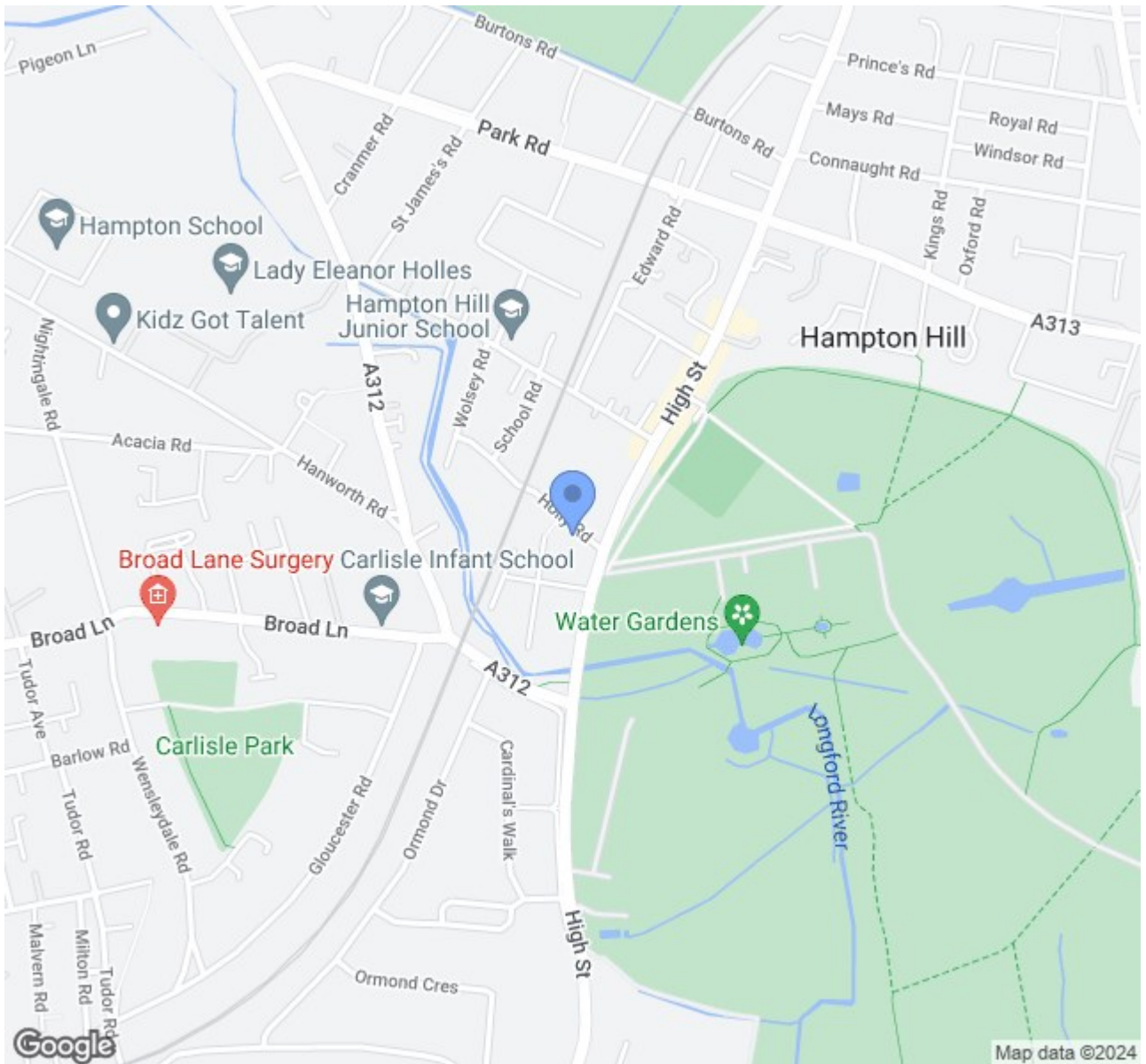


First Floor
467 sq ft / 43.4 sq m



Top Floor
267 sq ft / 24.8 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. (ID973808)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	62
(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