

Myrtle Road Hampton Hill



£824,950 Freehold

- Extended Victorian family house
- Beautifully presented
- Two bath / shower rooms
- Stunning kitchen, dining room
- Moments to Royal Bushy Park
- Semi-detached
- Three bedrooms
- Sitting and family receptions
- West facing private rear garden
- Sought-after local schools close by

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A beautifully presented and extended semi-detached Victorian family house with three bedrooms, two bath / shower rooms, and a lovely west facing private rear garden. A wealth of charming features includes high ceilings, cornicing, ceiling roses, wood flooring, cast iron radiators, sash windows, window shutters, and solid timber internal doors. There is an abundance of storage, double-glazing, gas central heating, and immaculately presented décor throughout the home. 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.

The sitting reception room is front aspect and has a double-glazed bay window with shutters. Custom-made cupboards and shelving into both alcoves provide storage. There is a family reception room with an exposed brick chimney breast and log burning fire. A large, squared arch provides an open plan feel and leads to the wonderful and extended kitchen dining room. Light floods in through two large, double-glazed Velux skylights, two double-glazed sash windows and double-glazed bi-folding doors to the garden. The dining area has space for a table and chairs and box seating provides storage. There is a beautiful range of solid timber kitchen units and worksurfaces, Butler style sink unit, and a pantry with lighting. A utility cupboard has space and plumbing for a washing machine and space for a tumble dryer. There is space for a range cooker, dishwasher, and an American style fridge freezer. The gas central heating combination boiler is concealed, and wall mounted and there are tiled walls and flooring. There is a ground floor cloakroom W.C with a wall mounted sink unit and space for coats storage.

Stairs lead to the first floor landing and the rear aspect double bedroom. There is a built-in wardrobe, exposed brick chimney breast and a Crittall window adds character. A door leads to the four-piece family bathroom and W.C with a roll top bath and a shower cubicle with overhead and wall mounted shower attachments. There is a pedestal wash hand basin, large, double-glazed Velux window, obscured double-glazed sash window, chrome heated towel rail, and tiled walls and flooring. The third bedroom is front aspect and has a built-in single bed area which is perfect for a child. A custom-made built-in wardrobe with drawers provides storage and there is an exposed brick chimney breast and double-glazed sash window with shutters.

A paddle staircase leads to the second-floor landing with two double-glazed skylights, exposed brick feature wall and access to eaves storage and the principal bedroom suite. There is a good-sized double bedroom, exposed brick feature wall and built-in storage cupboard. A door leads to the shower room and W.C with a modern fitted shower cubicle, wall mounted sink unit, double-glazed skylight, chrome heated towel rail and extractor fan.

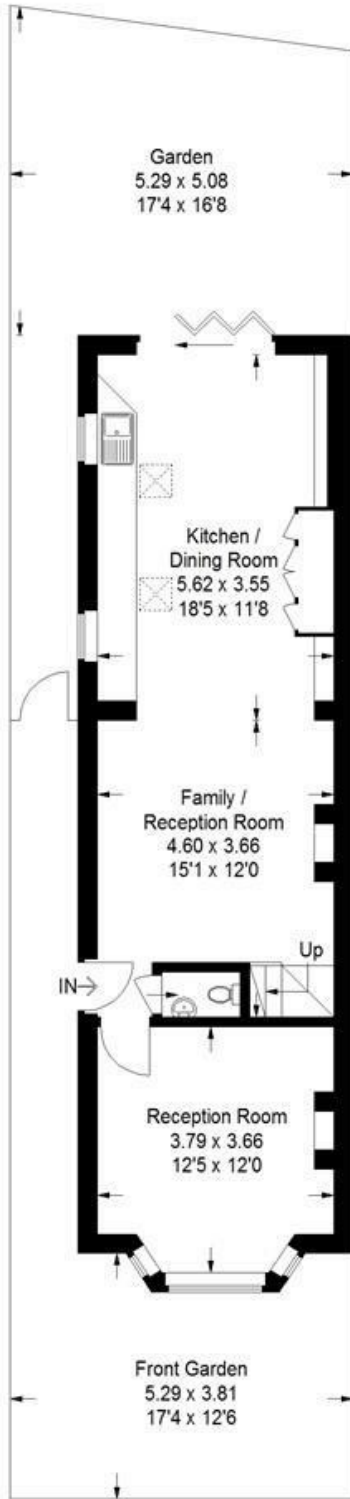
Outside there is a paved front garden with pebbled areas with tree, flowers and shrubs. There is a further raised pebbled area with shrubs, a shed for storage and lighting. Secure pedestrian side access with lighting, and covered area for pram or important item coverage leads to the lovely West facing private rear garden. There is a main artificial lawned area, a tree and shrubs sit on raised beds, lighting and an outside tap.



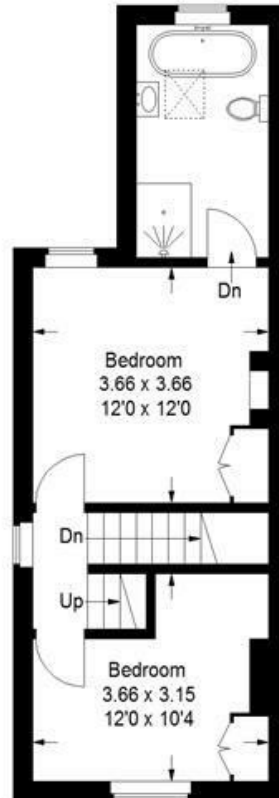


Myrtle Road

Approximate Gross Internal Area
(Excluding Eaves)
108.6 sq m / 1169 sq ft



Ground Floor
554 sq ft / 51.5 sq m

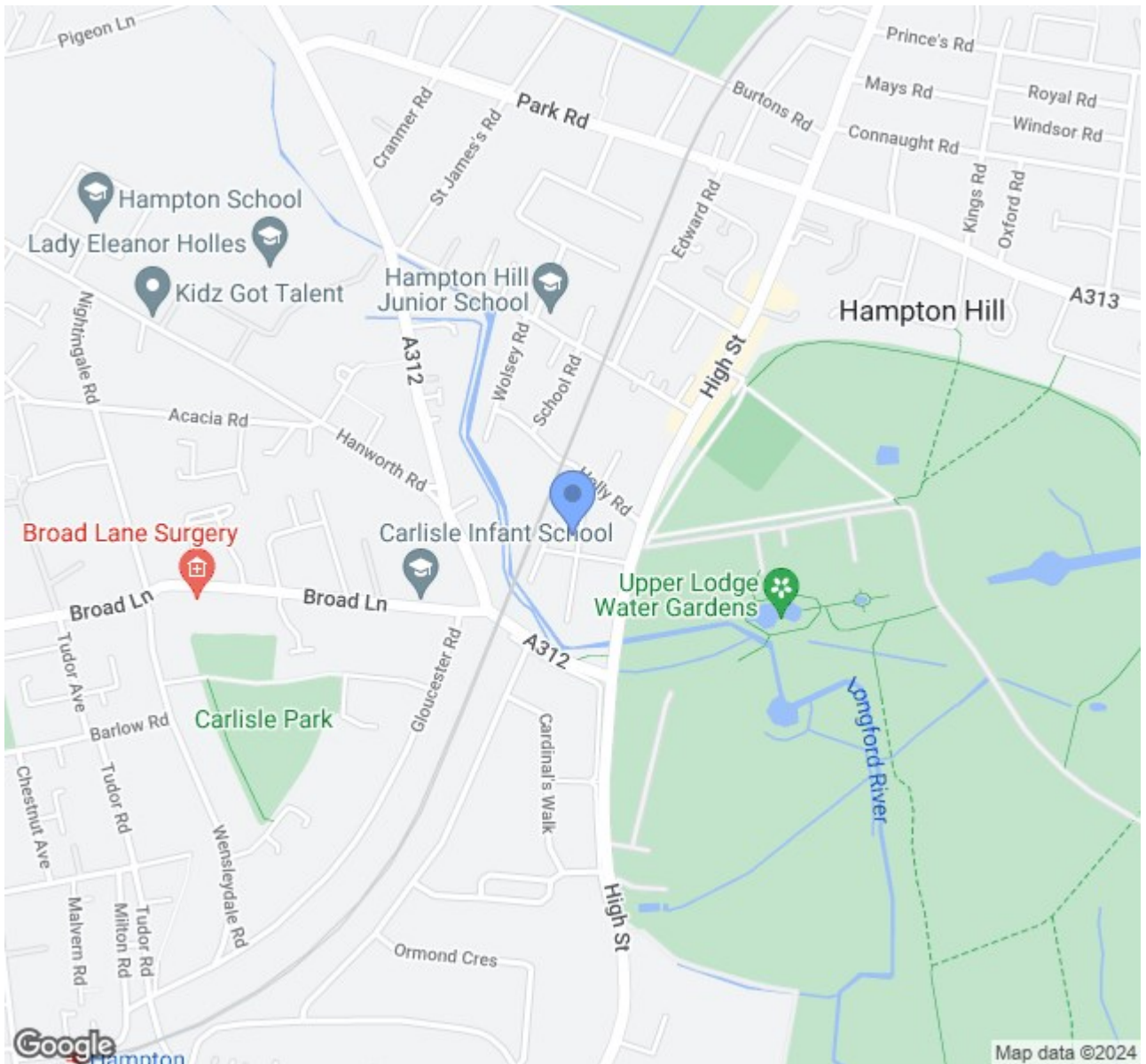


First Floor
395 sq ft / 36.7 sq m



Second Floor
220 sq ft / 20.4 sq m

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1103487)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 85 68 </div>
(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