

The Garth Hampton Hill



£649,950 Freehold

- Modern townhouse
- Requires cosmetic updating
- Sitting and dining reception room
- Lovely private rear garden
- Offered for sale with no chain
- Three double bedrooms
- Offers good potential
- Kitchen dining room
- Garage and off-street parking
- Lovely cul-de-sac location

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The Garth, Hampton Hill, Middlesex TW12 1SR

A modern townhouse with three double bedrooms, garage and off-street parking, attractive views and offered for sale with no chain. Whilst the property requires some cosmetic updating it offers very good potential for improvement. Situated in a lovely cul-de-sac this location gives good access to sought-after local schools and the gates to Royal Bushy Park. The café's, bars, shops, and restaurants of Hampton Hill High Street, Fulwell railway station and local bus services are all close by. Hampton open air swimming pool and the amenities of Hampton and station are all nearby.

There is an entrance hallway with original parquet wood flooring, built-in under stairs storage cupboard and door to the garage. A further door leads to the kitchen dining room where there is a range of fitted kitchen units and space for appliances. There is ample space for a breakfast or dining table, boiler cupboard housing the boiler, double-glazed window and double-glazed sliding doors to the garden.

Stairs lead to the first-floor landing with an airing cupboard housing the hot water tank and doors to all rooms. The reception room is front aspect and has ample space for sitting and dining areas and wood flooring. There is a rear aspect double bedroom with attractive views, and a cloakroom W.C with a pedestal wash hand basin and a double-glazed frosted window.

Stairs from the reception room lead to the second-floor landing with access to loft space and doors to all rooms. The principal bedroom is front aspect and has a built-in wardrobe. There is a rear aspect double bedroom with wonderful views and a built-in wardrobe. The bathroom and W.C have a bath, pedestal wash hand basin and a double-glazed window.

Outside there is a lawned front garden with shrubs, and a paved driveway provides off-street parking and leads to an integrated garage with an up and over door, power and light. There are two brick-built storage cupboards, one of which houses the meters. To the rear there is a lovely east facing private garden with patio and trees and shrubs borders.

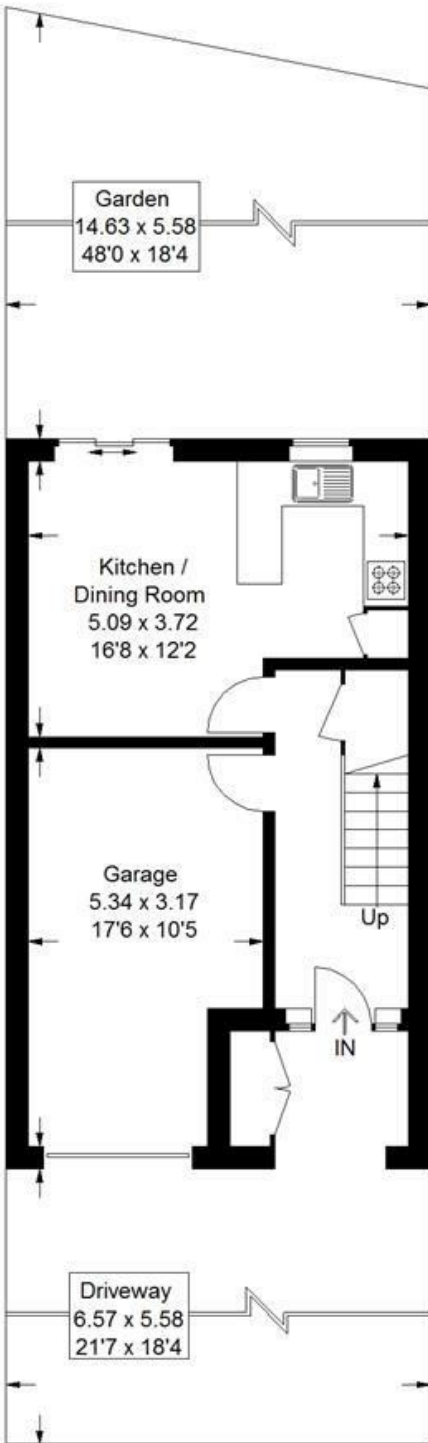


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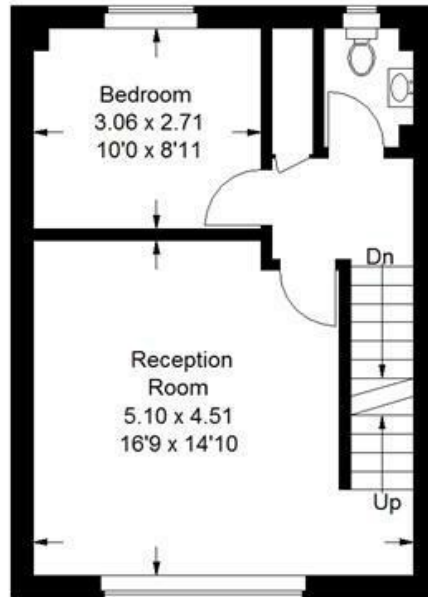


The Garth

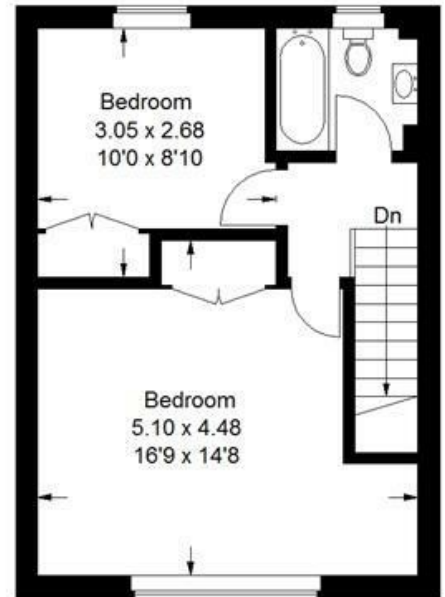
Approximate Gross Internal Area (Including Garage)
117.6 sq m / 1266 sq ft



Ground Floor
458 sq ft / 42.6 sq m

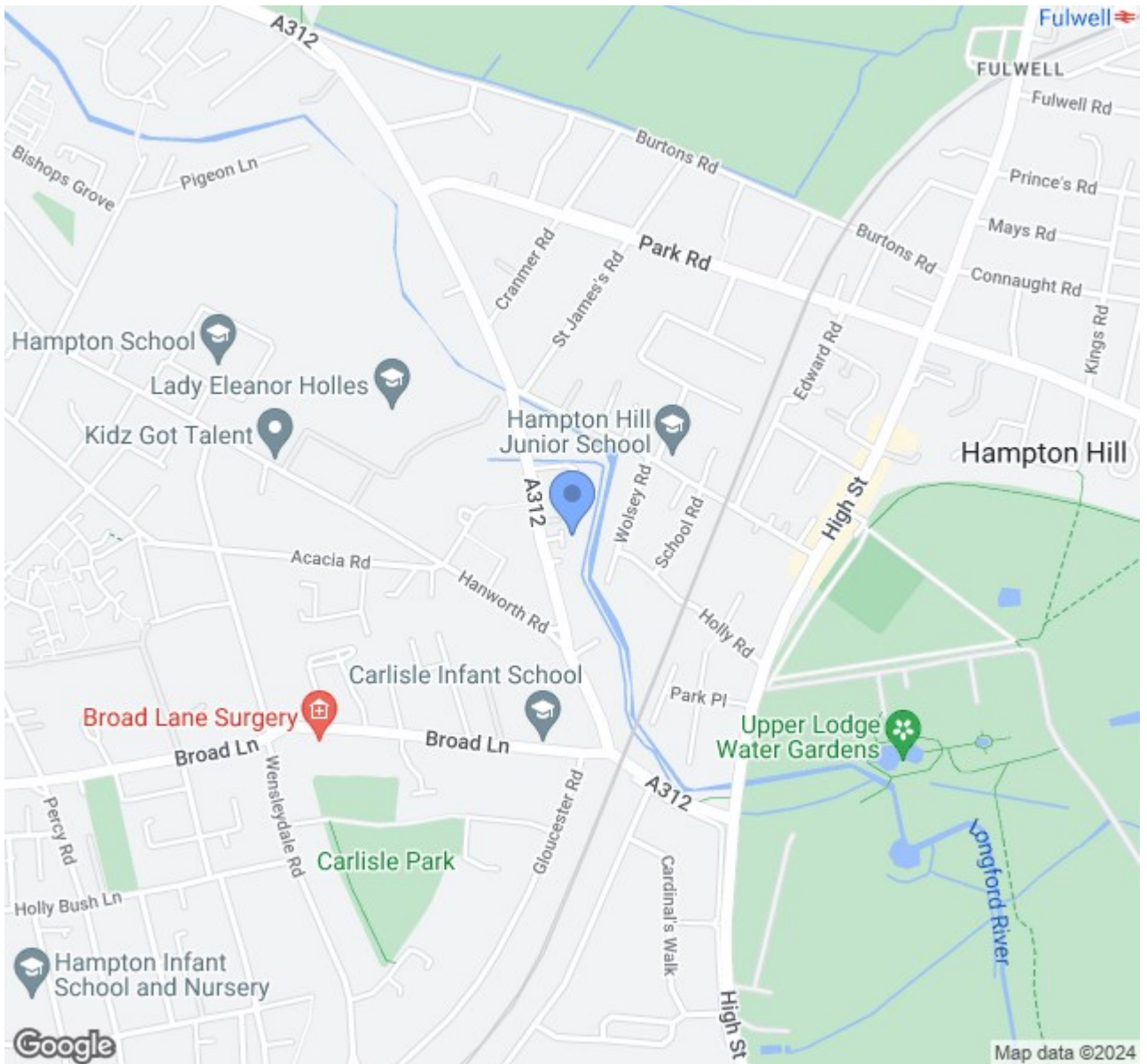


First Floor
404 sq ft / 37.5 sq m



Second Floor
404 sq ft / 37.5 sq m

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUksketch.com © (ID1105924)



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