

## Ripley Road Hampton



**£3,000 Per Month**

- Substantial family home
- Three bedrooms
- Stunning fitted kitchen
- Off street parking for several cars
- Offered unfurnished
- Newly refurbished
- Through reception room
- Moments to Hampton village
- 72' private rear garden
- Available immediately

**TIFFIN ESTATE AGENTS LTD**

103 High Street, Hampton Hill, Middlesex, TW12 1NJ

t. +44 (0) 20 8979 9111 e. [info@tiffinestateagents.co.uk](mailto:info@tiffinestateagents.co.uk) w. [www.tiffinestateagents.co.uk](http://www.tiffinestateagents.co.uk)

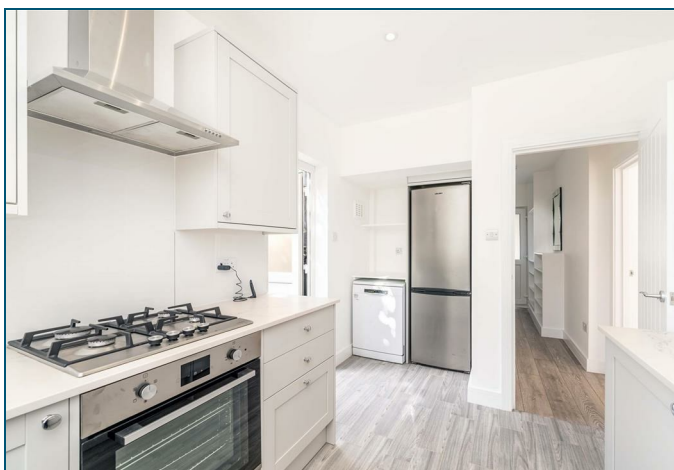
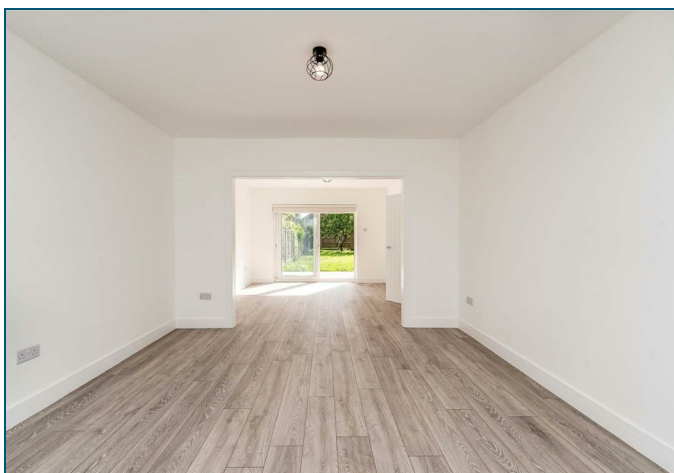
A newly refurbished and extended semi-detached family house with three bedrooms, garage, off street parking for several cars, and a 72' private rear garden. The property is located moments from the café's, bars, shops, and restaurants of Hampton Village. Hampton railway station, sought-after local schools, bus services, and the green spaces of Carlisle and Hatherop Parks, and Hampton Village Green, are all close by.

A bright and spacious entrance hallway leads to the through reception room with ample space for separate sitting and dining areas. There is a double-glazed round bay window and double-glazed sliding patio doors to the garden. The newly fitted kitchen has a stunning range of light grey contemporary units, white granite worktops and wood flooring and overlooks the rear garden. There is ample storage, full-size dishwasher, stainless-steel oven, gas hob and a fridge / freezer.

Stairs lead to the first-floor landing with access to all rooms and a separate W.C. There are two double bedrooms and a further single third bedroom. The partially tiled shower room has a walk-in shower with a chrome rainfall shower, heated towel radiator, wash hand basin and W.C. Additional features include beautifully presented décor throughout the home, double-glazing and gas central heating.

Outside a large, paved driveway provides ample off-street parking and leads to an attached garage which houses the washing machine and has a door to the garden. Secure pedestrian side access leads to the 72' private rear garden with large lawn with mature trees, patio, lighting, and a tap

The property is offered unfurnished and available immediately.

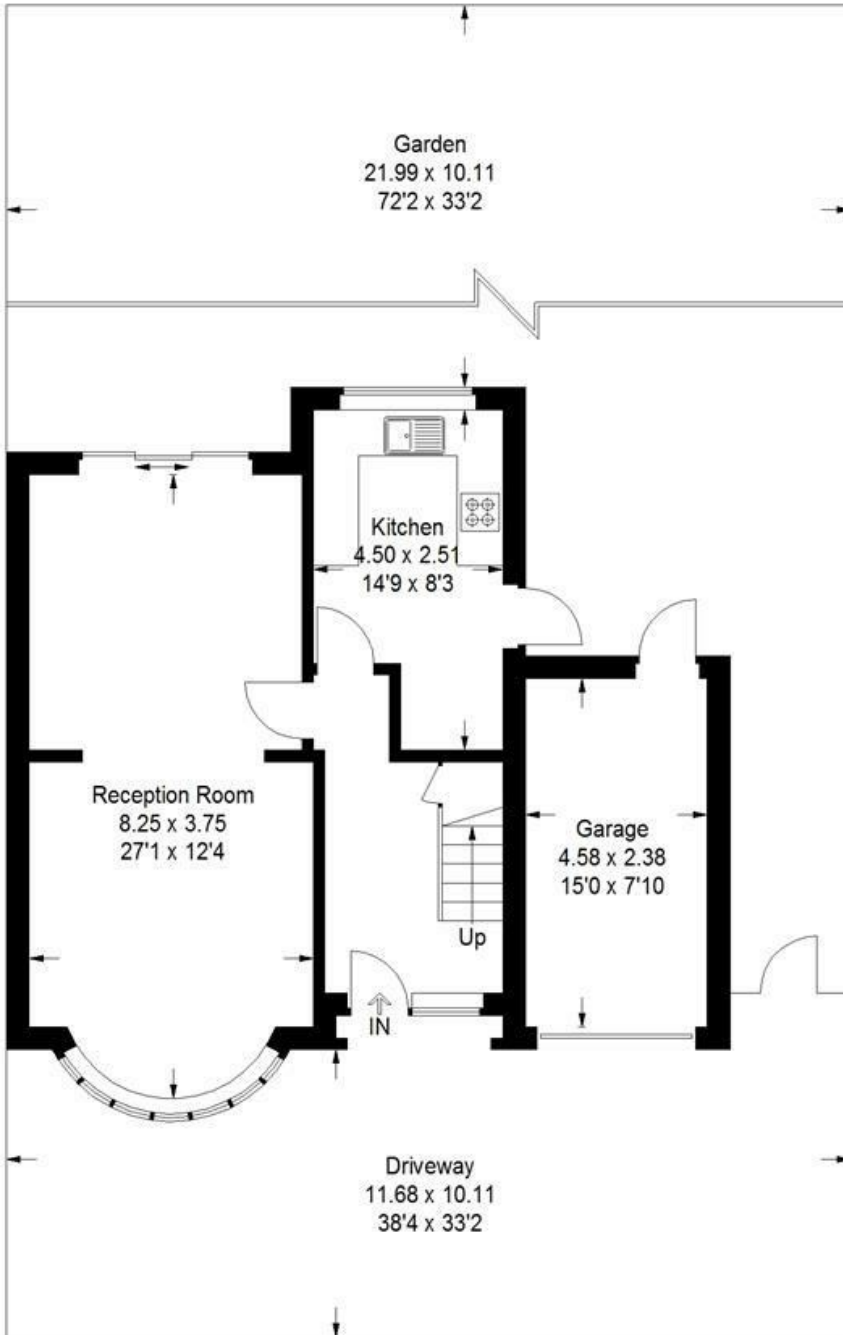




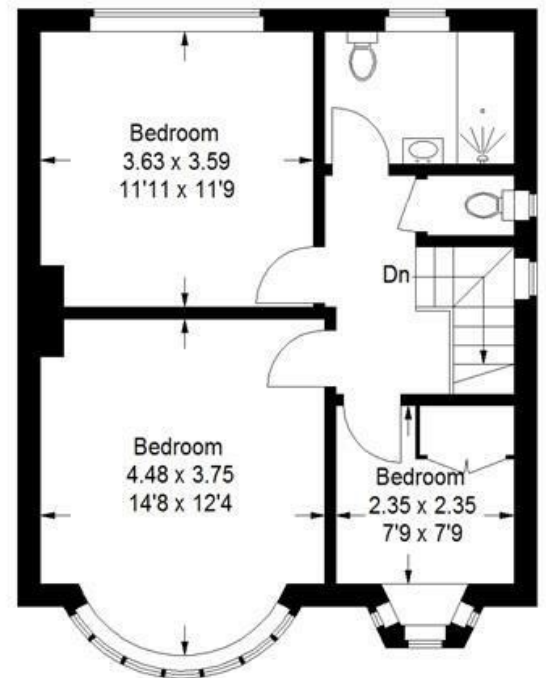


# Ripley Road

Approximate Gross Internal Area  
97.3 sq m / 1047 sq ft  
Garage = 11.4 sq m / 123 sq ft  
Total = 108.7 sq m / 1170 sq ft

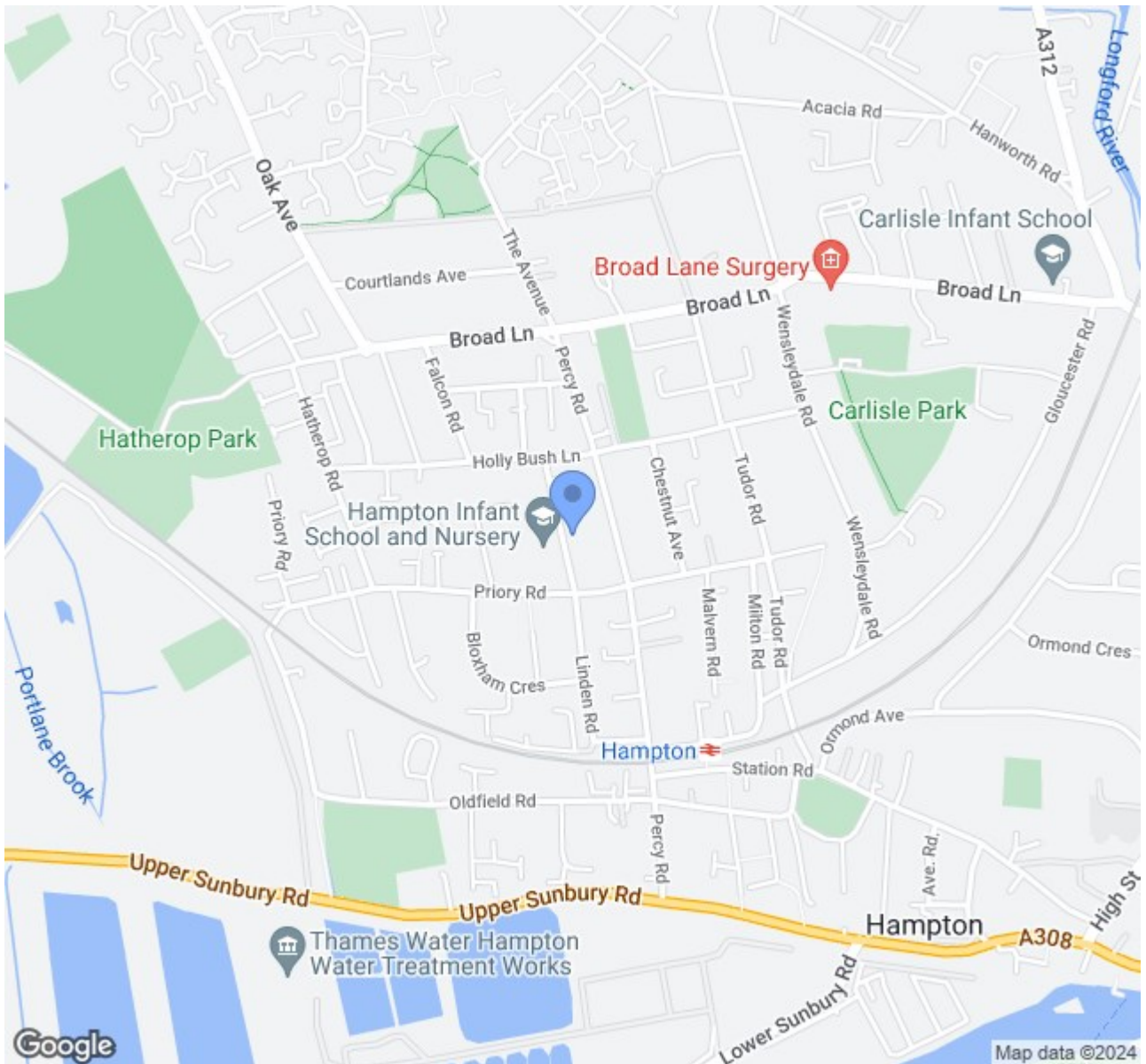


**Ground Floor**  
530 sq ft / 49.3 sq m



**First Floor**  
517 sq ft / 48.0 sq m

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1105923)



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>88</b>
	<b>71</b>
<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\*\*