



Park Road
Hampton Wick
Kingston upon Thames
KT1 4AY
Offers over £700,000

DAVID TALL
ESTATE & AGENT
SALES & LETTINGS

We are delighted to offer to the market this charming and homely two bedroom mid-terrace Victorian cottage in sought after Hampton Wick.

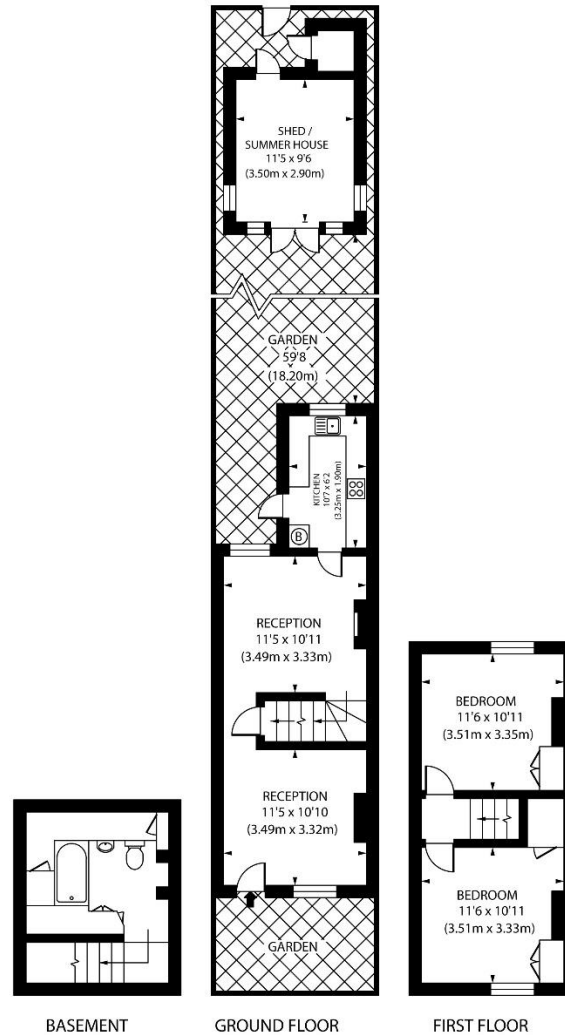
Period features | Two double bedrooms | Two reception rooms | Private garden | Summerhouse / workshop | Rear access

Moments from Bushy Park | Walking distance to Kingston | Convenient access to train station | Sought after location

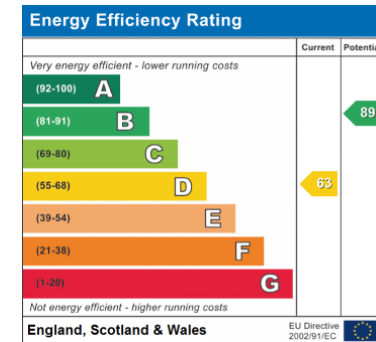
We are delighted to offer to the market this charming and homely, two bedroom mid-terrace Victorian cottage in sought after Hampton Wick. Situated a stone's throw away from Royal Bushy Park and overlooking Royal Paddocks Allotments, and within walking distance of Hampton Wick High Street and Kingston upon Thames, the property is perfectly located for those looking for a mixture of village and town facilities, shops, cafés, and amenities as well as open green spaces and good transports links to London. The characterful accommodation briefly comprises; a welcoming front reception room, currently used as a dining room, with rustic wood flooring and a period style fireplace and book shelves to the alcoves, a second reception room, currently used as a cosy living room with rustic wood flooring and a log burning stove, leading onto the kitchen with fitted wall and base units with door to the private rear garden. To the basement there is a bathroom/w.c., comprising white three piece suite, period style heated towel rail and radiator, mosaic tiling, extractor fan and a wealth of storage via three cupboards and additional fitted storage chests. To the first floor there is a double bedroom to the front aspect with a fitted wardrobe to the alcove and an additional storage cupboard, period fireplace and painted floorboards, to the rear of the property there is a second double bedroom with a fitted wardrobe to the alcove and period fireplace. Externally to the front of the property there is an attractive garden area with gate, and to the rear there is a well-kept landscaped garden with patio area, flower beds, mature shrubs, and a summerhouse/workshop with solar power and light, a small shed and a gate providing rear access. The property benefits from gas fired central heating. On-street resident's permit parking is available. Hampton Wick offers a train station with services running to London Waterloo in approximately half an hour via Wimbledon, Clapham Junction and Vauxhall. Good and outstanding schools are also close by. The property is council tax band D, Richmond. EPC: D. Viewing comes highly recommended.







Park Road, KT1
 Gross Internal Area 958 sq ft/89 sq metres (Including Summer House)
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Estate and Agent

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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