



## St. James's Avenue, TW12

£1,999,999

This impressive Edwardian house is presented in immaculate condition and located in one of the finest roads in Hampton Hill. It makes the perfect family home, comes with no onward chain, and we can't wait for you to take a look.

St. James's Avenue is a secluded tree lined road, perfectly positioned for the highly regarded state and private schools, High Street with its mixture of restaurants, shops and cafés, Fulwell station and Bushy Park.

### Features

- Two Large Reception Rooms
- Five Bedrooms
- Three Bathrooms
- Utility Room
- Off Street Parking
- No Onward Chain



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This attractive house has recently been extended and renovated by the current owners. The ground floor is made up of multiple reception rooms with an impressive kitchen diner looking out onto the garden. It also comes with a study, utility room and downstairs WC.

The high ceilings throughout the house are quite incredible. The first floor consists of four bedrooms - one featuring a walk in wardrobe and ensuite bathroom. There is a further family bathroom on this floor and the loft has been converted to include a fifth bedroom and ensuite bathroom.

The property comes with off street parking to the front of the house and a lovely South facing garden to the rear. We are big fans of this house and feel you will be too.



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Total area (approx.): 254.5 sq. m (2,739.4 sq. ft)