



Holly Bush Lane, TW12

£680,000

Situated within a private drive cul-de-sac directly adjacent to Hampton Cemetery is this modern semi-detached family home offering approximately 1,225 sq ft of adaptable accommodation over two floors. The property is offered with no forward chain.



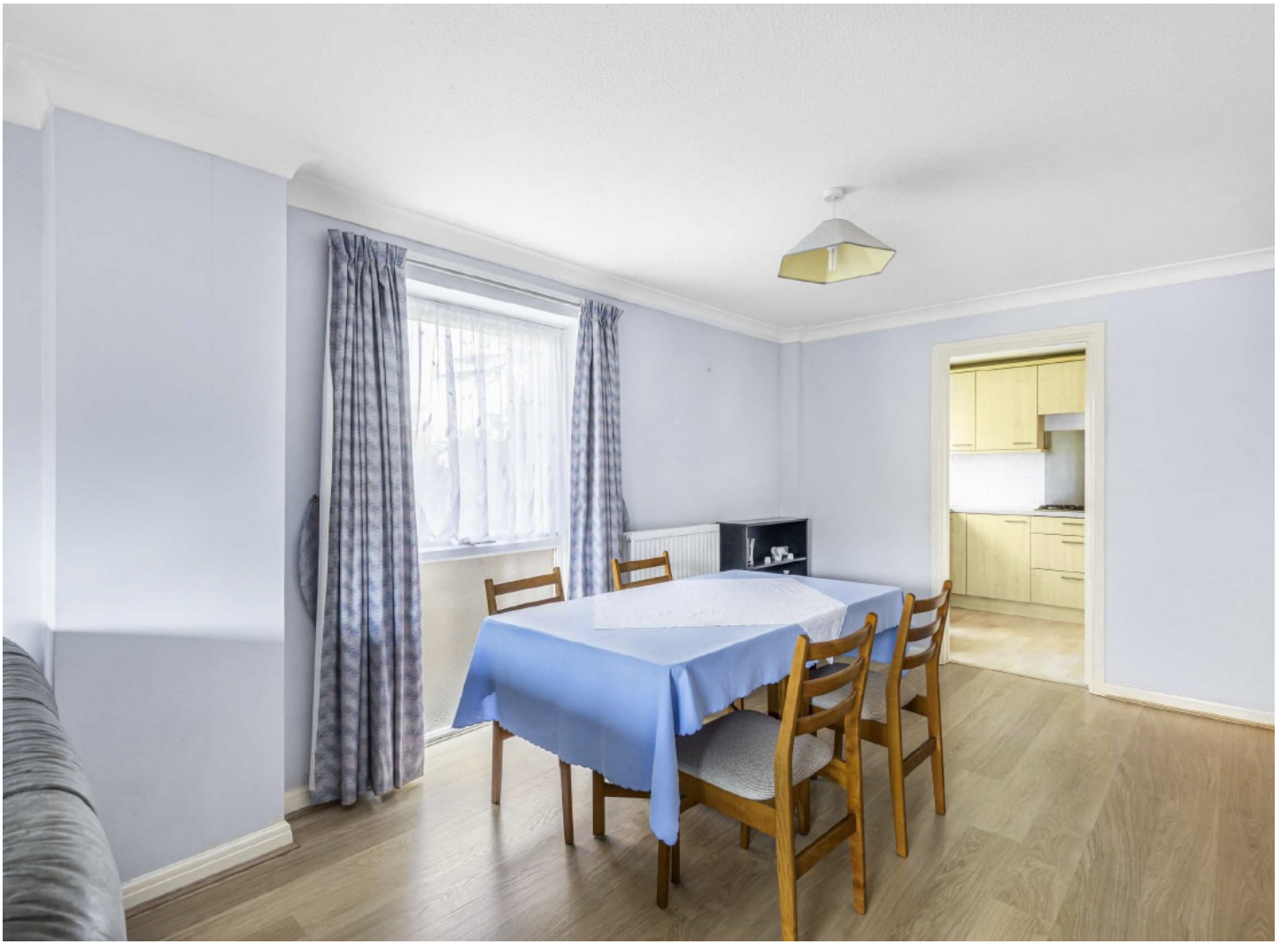
The ground floor accommodation consists of an entrance hall with a utility cupboard and a separate cloakroom, a double aspect L-shaped reception room incorporating distinct living and dining areas with a staircase leading to the first floor landing and a uPVC double glazed sliding door leading to the rear garden, a study/double bedroom and a fitted kitchen with a uPVC double glazed door providing side access leading to the rear garden.

The first floor accommodation consists of a landing with a storage cupboard, a master double bedroom with a range of fitted wardrobes, a further double bedroom providing access to a large single bedroom, a modern family bathroom and a separate wc.

Outside to the rear is a large and secluded garden which is mostly laid to lawn with established flower and shrub borders and displays, rest laid to patio with a wooden shed, a gate provides access leading to the front. To the side, accessed from the private drive is a single garage.

Holly Bush Lane is a desirable residential tree-lined road situated in the centre of Hampton Village. The property is conveniently located for Hampton train station, a Little Waitrose, Hampton Infant and Nursery and Junior Schools and is equidistant from both Carlisle Park and Hatherop Park

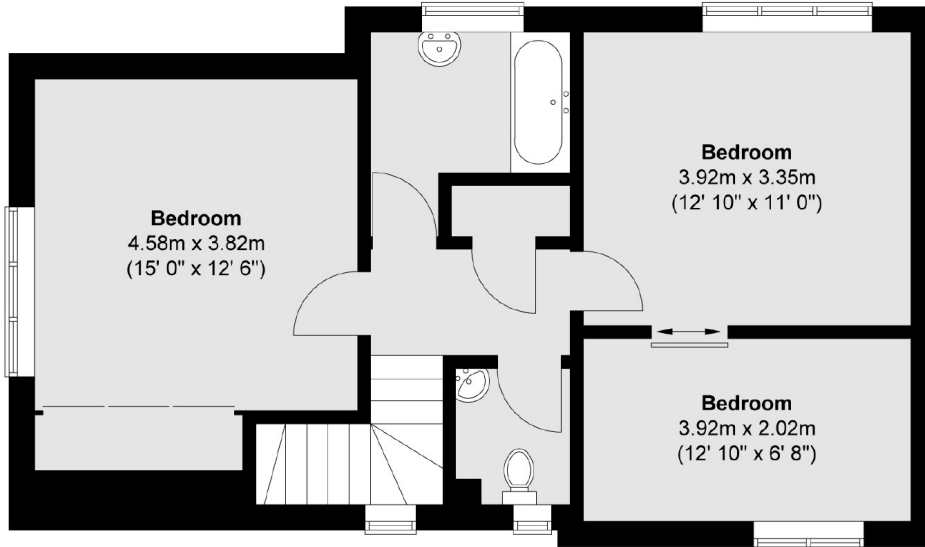
- Three/Four Bedrooms • Two/One Reception Rooms • Fitted Kitchen •
- Cloakroom • Bathroom & Separate WC • Large Garden & Garage •



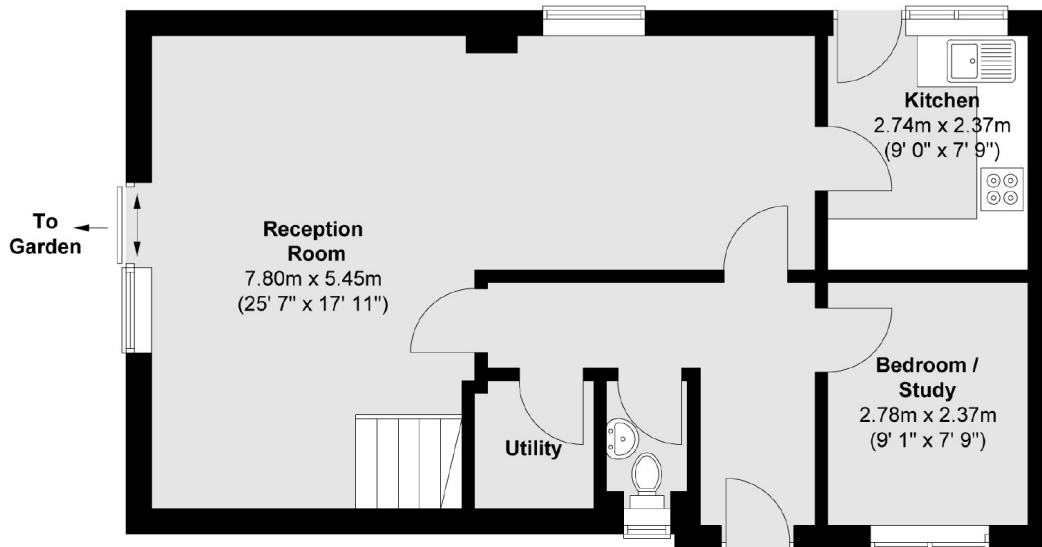
SNELLERS

ESTATE AGENTS

First Floor



Ground Floor



Total area (approx.): 113.2 sq. m (1218 sq. ft)

Snellers Hampton Hill Sales
197-201 High Street
Hampton Hill
TW12 1NL
020 8783 0083
hamptonsales@snellers.co.uk

Energy Rating: D We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order