

# SNELLERS

ESTATE AGENTS



**Hollybank Close, TW12**

**£799,950**

A beautifully presented fully extended semi-detached chalet style bungalow which has been sympathetically extended and refurbished by the current owners to offer approximately 1,300 sq ft of bright and spacious stylish accommodation over two floors.





The ground floor accommodation consists of a double reception room incorporating distinct living and dining areas with a feature fireplace and bi-fold doors leading to the rear garden, a spectacular open plan fitted kitchen/dining room with a separate utility room, a double bedroom with a fitted wardrobe, a single bedroom, a modern shower room and a hallway with a staircase leading to the first floor landing.

The first floor accommodation consists of large landing providing ample space for a study area with access to eaves storage space, two double bedrooms and a modern family bathroom.

Outside to the front is a garden with flower and shrub borders which is mostly laid to block brick hardstanding providing off street parking for two/three vehicles, wooden gates provide side access leading directly to the rear garden and a garage with a door leading to the rear garden. To the rear is a garden which is mostly laid to lawn, rest laid to patio.

Situated within a popular residential cul-de-sac, Hollybank Close is ideally located for a number of independent and state schools. Bushy Park, Hampton Swimming Pool and the wider amenities of Hampton Hill and Hampton including the train station and Carlisle Park are all close by.

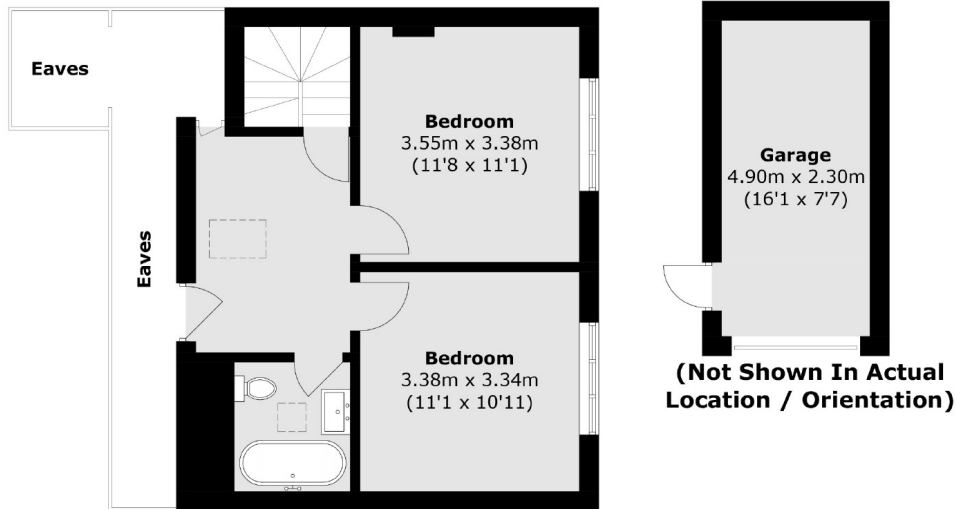
- Four Bedrooms • Double Reception Room • Kitchen/Dining Room •
- Bathroom & Shower Room • Private Rear Garden • Garage & Parking •



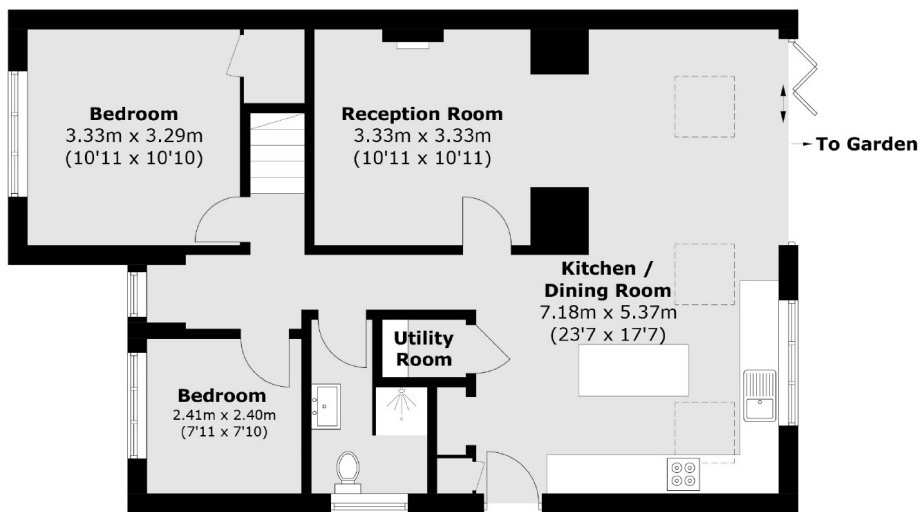


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**First Floor**



**Ground Floor**

Total area (approx.): 119.2 sq. m (1283.0 sq. ft)  
Garage: 11.4 sq. m (122.7 sq. ft)  
(Excluding Eaves)

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