

# SNELLERS

ESTATE AGENTS



**Marlborough Road, TW12**

**£1,625,000**

A fantastic opportunity to purchase an unmodernised detached property situated on a large plot offering the opportunity, subject to planning permission, to extend to the front and rear over two floors and into the loft space to create a spectacular family home.



The ground floor accommodation consists of an entrance porch, an entrance hall with a storage cupboard and staircase leading to the first floor landing, an L-shaped reception room with a feature fireplace, a second reception room, a conservatory with French doors leading to the rear garden, a kitchen/dining room, a double bedroom/study, a utility room with a door leading to the rear garden, two cloakrooms and an attached garage.

The first floor accommodation consists of a landing with a large storage cupboard, three double bedrooms with fitted bedroom furniture and a large five piece family bathroom with a storage cupboard.

Outside to the front is a large garden which is mostly laid lawn, rest laid to hardstanding providing off street parking for several vehicles with direct access to a single garage, a gate provides side access leading to the rear. To the rear is large west facing garden which is mostly laid to lawn with established flower and shrub borders, rest laid to patio with a shed.

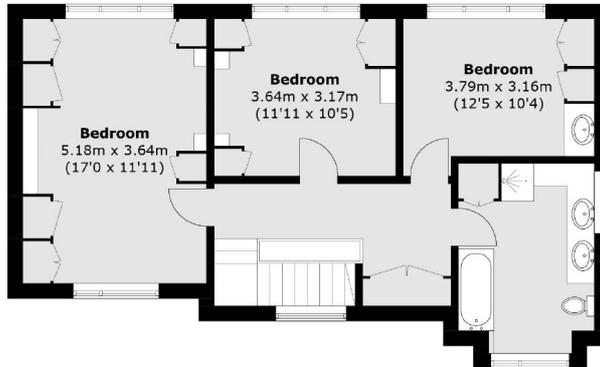
Situated within one of Hampton's most sought after private roads, Marlborough Road is ideally situated for Bushy Park, Hampton Open Air Swimming Pool and is located equidistant for the amenities and services of Hampton Hill and Hampton including the train station and a fantastic choice of state and private schools.

- Four/Three Bedrooms • Two/Three Reception Rooms • Conservatory •
- Kitchen/Dining Room • Garage & Parking • West Facing Garden •

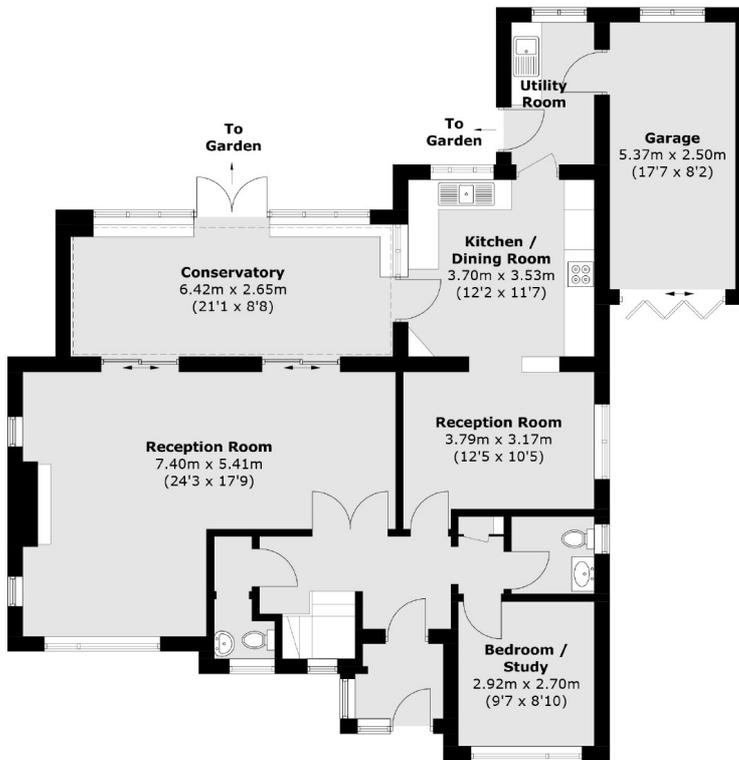


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**First Floor**



**Ground Floor**

Total area (approx.): 191 sq. m (2,055.9 sq. ft)  
(Including Garage)

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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