

# SNELLERS

ESTATE AGENTS



**Rectory Grove, TW12**

**£550,000**

A well presented modern end of terrace townhouse offering approximately 1,160 sq ft of accommodation over three floors. The property benefits from historic planning permission (now lapsed) to extend to the side over two floors and to reconfigure the integral garage into a kitchen/dining room.



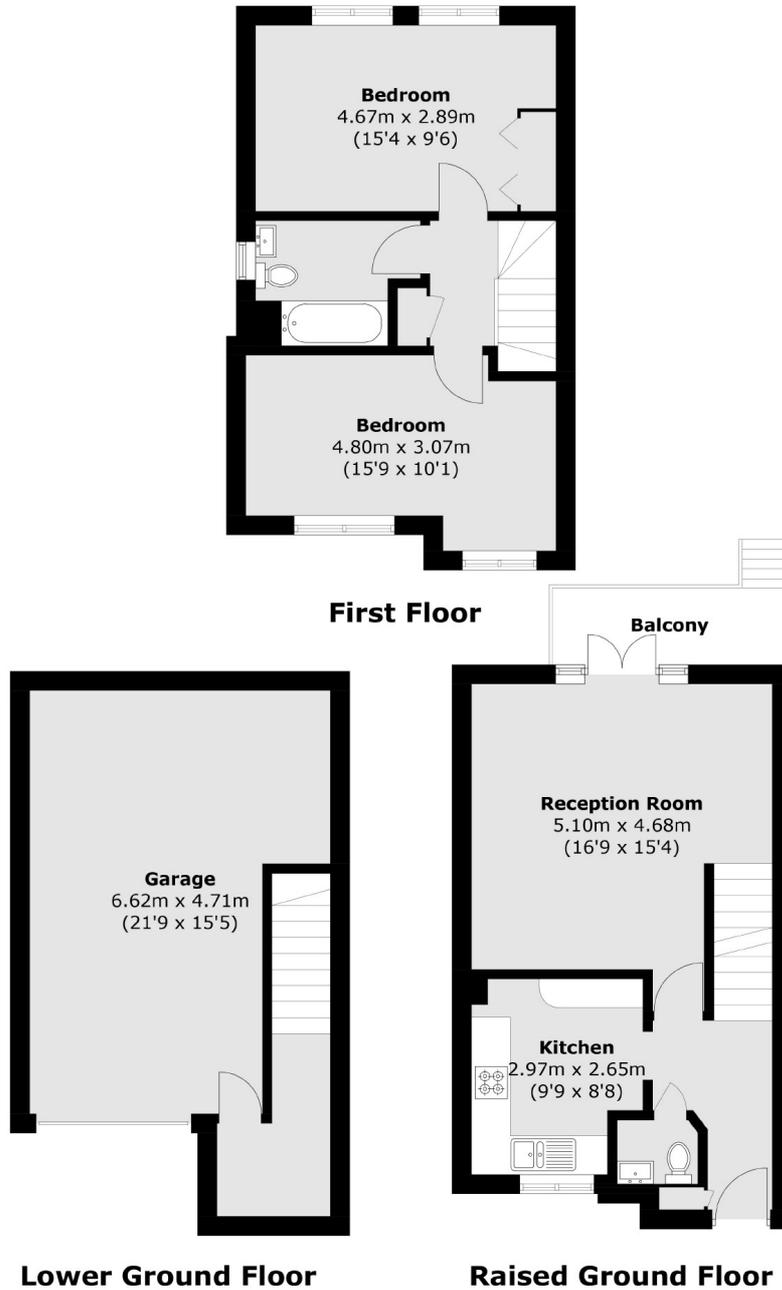
The property is entered via a staircase leading to the raised ground floor. The raised ground floor accommodation consists of an entrance hall with a storage cupboard and staircase leading to the first floor landing, a spacious reception room incorporating distinct living and dining areas with staircase leading down to the lower ground floor inner hall and French doors leading to a balcony with staircase leading down to the garden, a separate fitted kitchen and a cloakroom. The lower ground floor accommodation consists of an inner hall with utility area and a large integral garage. The first floor accommodation consists of a landing with a storage cupboard, a principal double bedroom with fitted wardrobes, a second double bedroom and a modern family bathroom. Outside to the front is a hardstanding driveway providing off street parking with direct access to the integral garage, a gate provides side access to the side and rear. To the side and rear is a garden which is mostly laid to patio and slate chippings with flower and shrub displays.

Situated at the end of a residential cul-de-sac on the popular Poets Estate, Rectory Grove is ideally located for a number of schools and the recreational amenities of Hampton Common. The property is conveniently positioned for a local Sainsbury's Superstore, Hampton Station, Hampton Pool and Royal Bushy Park.



# SNELLERS

ESTATE AGENTS



Total area (approx.): 107.6 sq. m (1,158.2 sq. ft)  
Balcony area (approx.): 4.4 sq. m (47.4 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