

SNELLERS

ESTATE AGENTS



Percy Road, TW12

£775,000

A beautifully presented modern mid terraced family home offering approximately 1,300 sq ft of stylish and adaptable accommodation over three floors. Families are easily catered for as the property is surrounded by a fantastic choice of state and private schools.



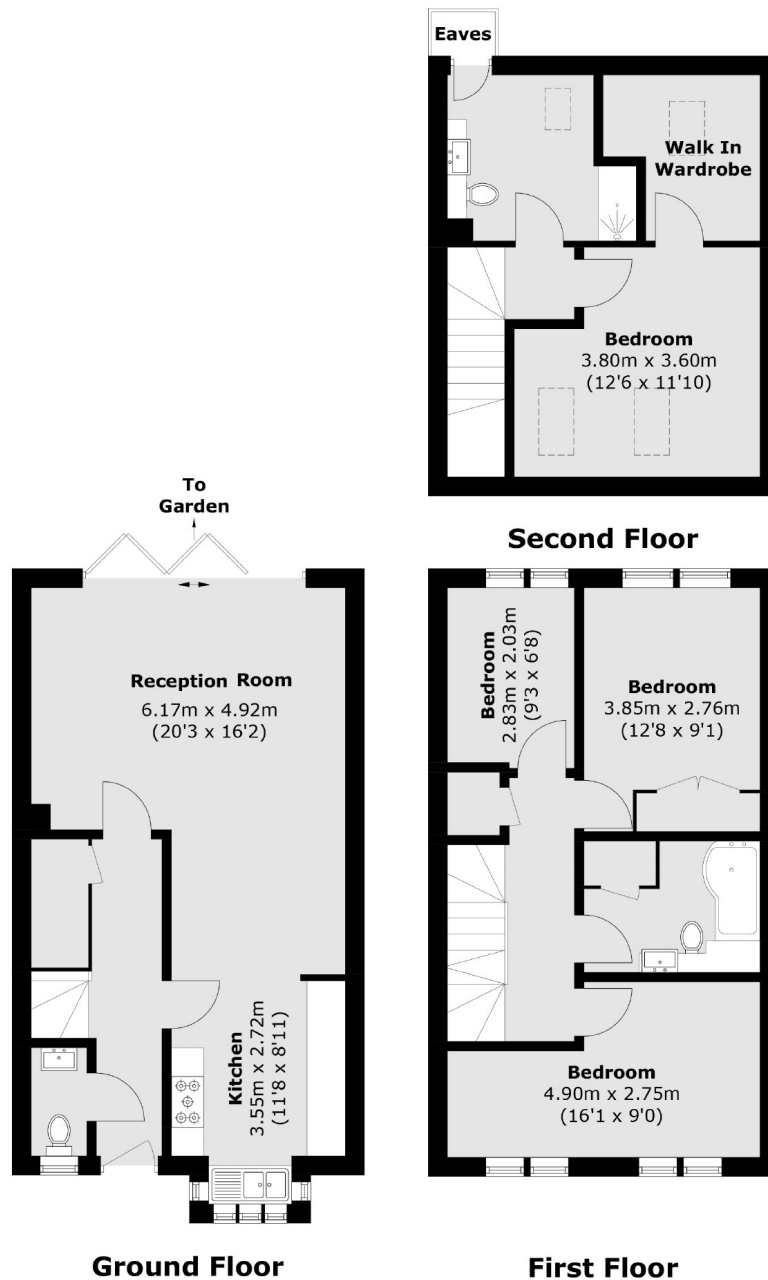
The ground floor accommodation consists of an entrance hall with a storage cupboard and staircase leading to the first floor landing, a spacious L-shaped reception room incorporating distinct living and dining areas with bi-fold double glazed doors leading to the rear garden, an open plan fitted kitchen with integrated appliances and a separate cloakroom. The first floor accommodation consists of a landing with a storage cupboard and staircase leading to the second floor landing, a double bedroom, a second double bedroom with a fitted wardrobe, a single bedroom and a modern family bathroom with a storage cupboard. The second floor accommodation consists of a landing, a principal double bedroom with a walk-in wardrobe and a separate modern shower room with eaves storage space. Outside to the rear is a private garden which is mostly laid to lawn with flower and shrub borders, rest laid to patio and raised wooden decking with a pergola and wooden shed, a gate provides rear access leading to the front. To the front is a small garden which overlooks a communal garden which is mostly laid to lawn with flower and shrub displays. Allocated off street parking is also provided for two cars.

Centrally positioned Abbey Court is nestled behind Percy Road and is ideally located for the amenities and services of Hampton Village offering an array of independent shops including a Little Waitrose and pubs and restaurants. Hampton train station, Bushy Park, Hampton Pool and the River Thames are all conveniently situated.



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Total area (approx.): 120.2 sq. m (1,293.8 sq. ft)
(Excluding Eaves)

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

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