

# SNELLERS

ESTATE AGENTS



**Hanworth Road, TW12**

**£719,950**

Sympathetically extended and refurbished by the current owners is this well presented semi-detached bungalow offering approximately 1,470 sq ft of lateral and adaptable accommodation over the ground floor whilst still offering the potential, s.t.p.p., to convert into the loft space.



The ground floor accommodation consists of an entrance porch, an entrance hall with two storage cupboards, an extended reception room with a feature fireplace incorporating distinct living and dining areas with a sliding double glazed doors leading to the rear garden, a second reception room/double bedroom with French doors leading to the rear garden, a fitted kitchen, a utility room, a double bedroom, a single bedroom, a second single bedroom (currently used as a study) with a storage cupboard, a family bathroom, a family shower room, a separate wc and a large storage room.

Outside to the front is a small garden with an area laid to lawn with flower and shrub displays. A hardstanding and gravel driveway provides off street parking for two vehicles providing access via double doors to the large storage room. To the rear is a south facing garden which is mostly laid to lawn with raised flower and shrub displays, rest laid to patio.

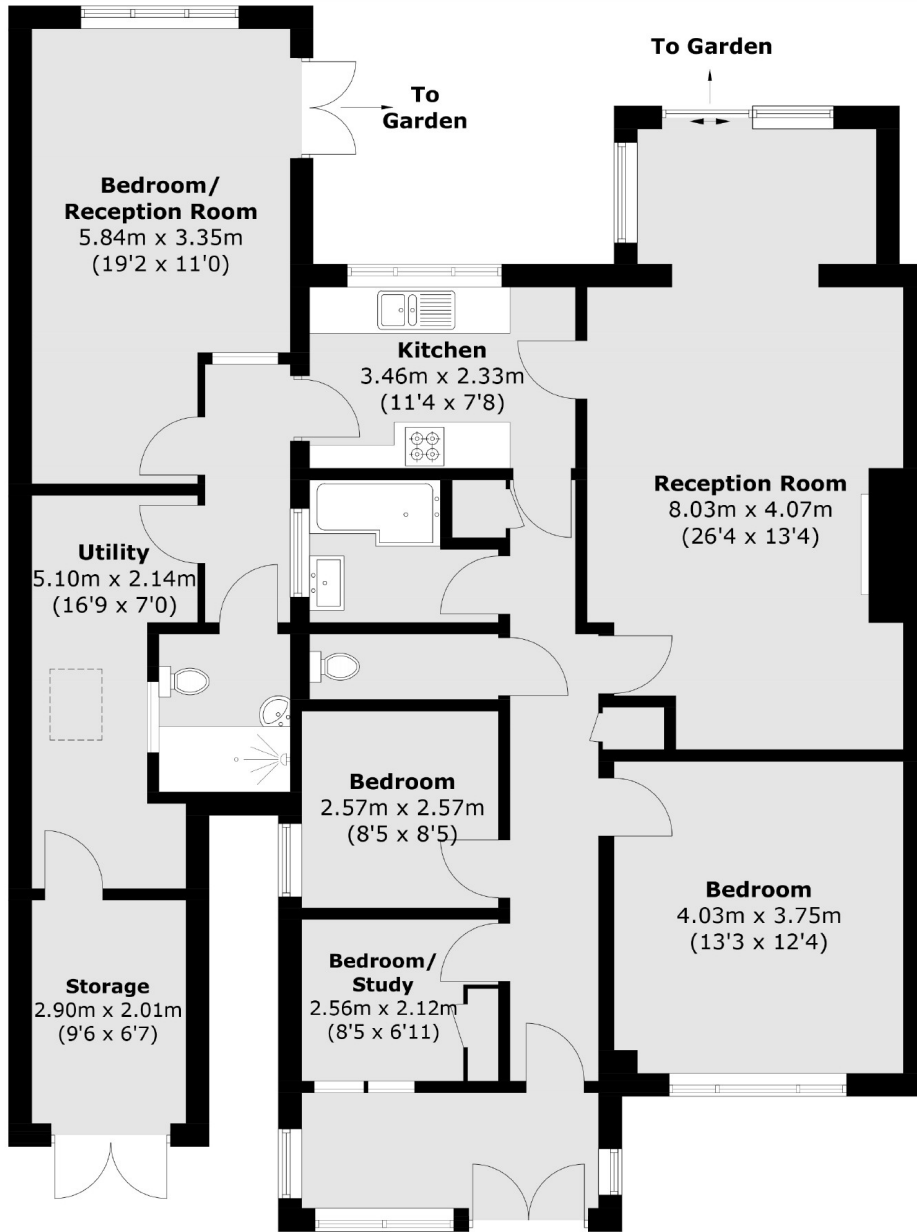
Situated on a popular residential road, Hanworth Road is ideally located for the highly regarded independent Hampton School and Lady Eleanor Holles School. Bushy Park, Hampton Open Air Swimming Pool and the wider amenities of Hampton Hill High Street and Hampton Village are all close by.

- Four/Three Bedrooms • One/Two Reception Rooms • Fitted Kitchen •
- Bathroom & Shower Room • Off Street Parking • South Facing Garden •



# SNELLERS

ESTATE AGENTS



Total area (approx.): 136.2 sq. m (1,466.0 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