

# SNELLERS

ESTATE AGENTS



**Oak Avenue, TW12**

**£685,000**

An opportunity to purchase an end of terrace townhouse offering approximately 1,500 sq.ft of adaptable family accommodation over three floors. The property offers the scope to extend to the rear at ground floor level and to convert the integral garage into a study and utility room.



The ground floor accommodation consists of an entrance porch with a storage cupboard, a large entrance hall with a storage cupboard and staircase leading to the first floor landing, a fitted kitchen/dining room with under stairs storage, a conservatory with French doors leading to the west facing garden, a separate shower room and an integral garage.

The first floor accommodation consists of a landing with two storage cupboards and staircase leading to the second floor landing, a spacious reception room and a double and single bedroom. The second floor accommodation consists of a landing, a principal double bedroom with a range of wall-to-wall, floor-to-ceiling wardrobes, a second double bedroom, a family bathroom and a separate WC.

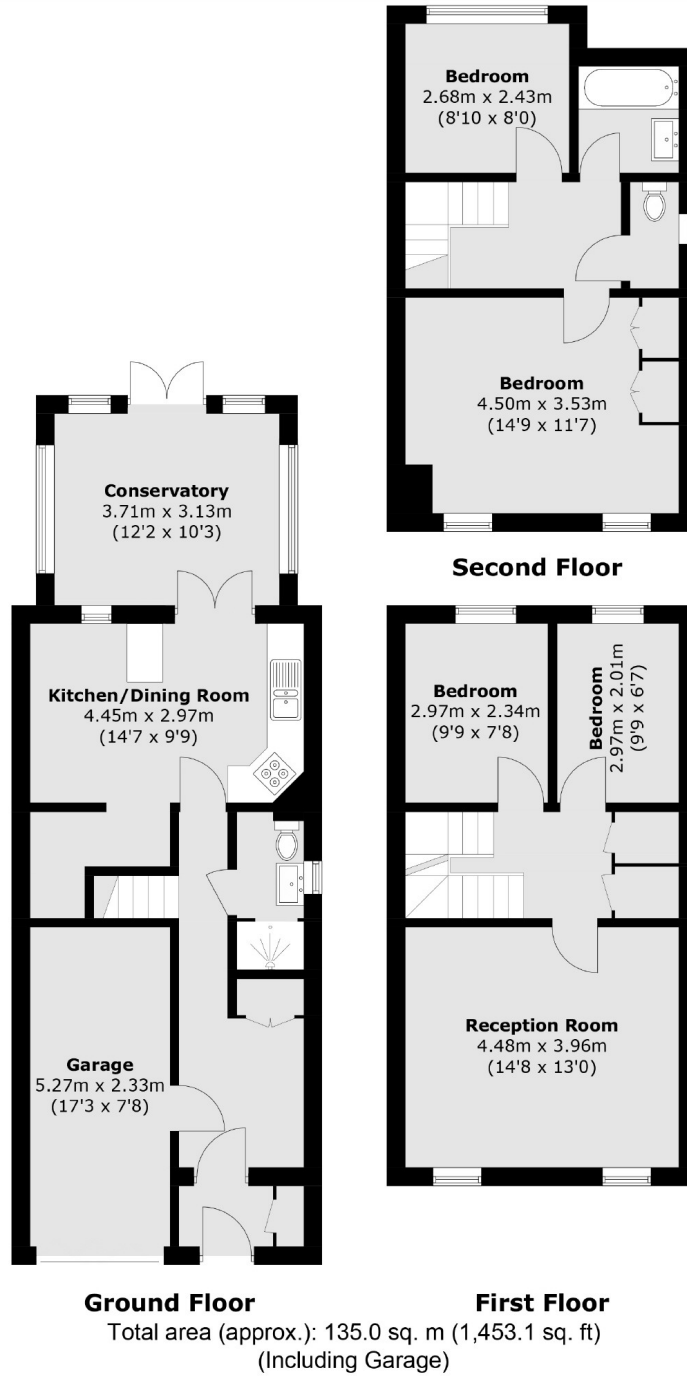
Outside to the rear is a large west facing garden which is mostly laid to lawn with flower and shrub borders, rest laid to patio, a gate provides side access leading to the front. To the front is a garden which is mostly laid to block brick hardstanding providing off street parking for two vehicles with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

Oak Avenue is ideally located for the recreational facilities of Hatherop Park and the wider amenities of Hampton Village including Hampton train station and an array of boutique shops, cafes and a Waitrose food store. There are many well regarded schools locally in both the state and private sectors.



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