

# SNELLERS

ESTATE AGENTS

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**Kingswood Avenue, TW12**

**£1,530,000**

An opportunity to purchase a substantial 1920's detached family home including a substantial garage offering approximately 2,350 sq ft of adaptable living accommodation over three floors. The property is offered with immediate vacant possession and no forward chain.





The ground floor accommodation consists of an entrance hall, a double aspect reception room with a feature fireplace and French doors leading to the rear garden, a second triple aspect reception room, a third bay fronted reception room with a feature fireplace, a fitted kitchen/dining room with French doors leading to the rear garden, a utility room with doors providing access to the rear garden and front garden (via a gate) and a separate cloakroom.

The first floor accommodation consists of a landing, a principal double aspect double bedroom with a range of fitted bedroom furniture with a separate fitted dressing room and an ensuite shower room, a second bay fronted double bedroom, two further double bedrooms (one used as a study) and a separate family bathroom.

The second floor accommodation consists of a landing, a double bedroom with fitted wardrobes and eaves storage cupboards and an ensuite bathroom.

To the outside is a landscaped west facing garden with areas laid to lawn, patio and gravel with established flower and shrub displays, ornamental planting and mature trees with a 318 sq ft outbuilding.

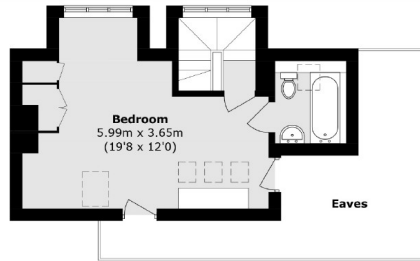
Centrally situated within Hampton, Kingswood Avenue is a popular residential road ideally located for the highly regarded independent Lady Eleanor Holles School and Hampton School. Bushy Park, Hampton Open Air Swimming Pool and the wider amenities of Hampton Hill High Street and Hampton Village including the train station are all close by.



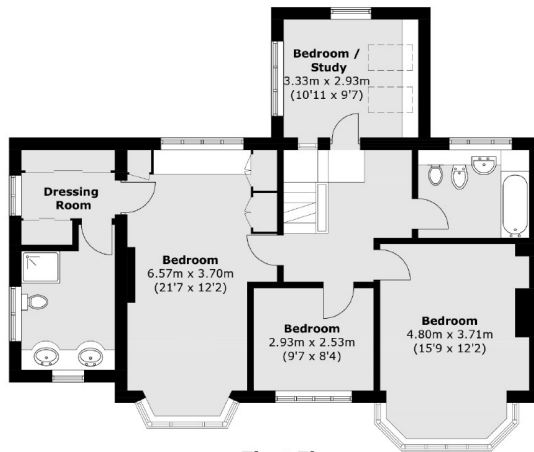


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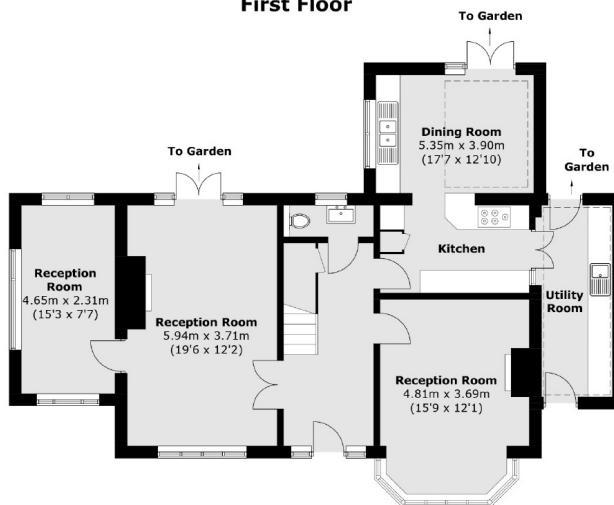
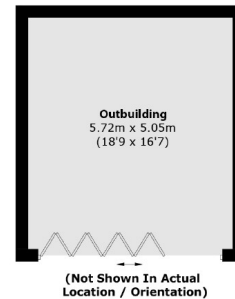
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**Second Floor**



**First Floor**



**Ground Floor**

Total area (approx.): 216.3 sq. m (2,328.2 sq. ft)  
(Excluding Eaves)  
Outbuilding: 29.6 sq. m (318.6 sq. ft)

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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