

# SNELLERS

ESTATE AGENTS



**St. James's Avenue, TW12**

**£1,200,000**

Brought to the market for the first time in 30 years is this three bedroom, semi detached family home including a garage, off-street parking, a South-facing private garden and potential to extend (STPP) enviably located in a quiet cul-de-sac in the heart of Hampton Hill.



Arranged over two floors the accommodation offers a spacious entrance hallway, a garage, a separate W.C, a kitchen, a double bay fronted through reception room leading onto a conservatory with double doors onto a South-facing private garden.

On the first floor there are two generous double bedrooms with built-in wardrobes, a family bathroom, a study and a further bedroom.

St James's Avenue is a premier residential road in Hampton Hill, just a short walk from the vibrant shops, cafes, and amenities of Hampton Hill High Street. The property is also ideally located for excellent transport links, with easy access to local bus routes and a short distance from Fulwell and Hampton train stations, providing direct connections into central London.

- Semi Detached • Three Bedrooms • Scope to Extend (STPP) •
- Garage & Off-Street Parking • Off-Street Parking • South-Facing Private Garden •



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**Ground Floor**

**First Floor**

Total area (approx.): 128.1 sq. m (1370.3 sq. ft)  
Garage area (approx.): 11.0 sq. m (118.4 sq. ft)  
External storage area (approx.): 0.8 sq. m (8.6 sq. ft)

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