

DANIEL JOHNSON
exp

Warwick Road, Hampton Wick
Kingston Upon Thames

£1,395,000

Key features

- Stunning Victorian house
- Completely renovated and extended
- Four double bedrooms
- Underfloor heating throughout ground floor & bathrooms
- Master suite with walk-in wardrobe
- 3 meter high ceilings & cornicing
- Front double reception
- Extended kitchen-family room
- Separate utility area & g/f WC
- No onward chain

This stunning Victorian property is really special with its ornate terracotta front façade with hand-carved brickwork. It has been renovated beautifully throughout, thoughtfully designed with premium materials, beautiful interiors with master builders paying close attention to the original features and enhancements to those features. It has been extended to offer a contemporary living space with underfloor heating throughout, on the ground floor .

As one enters the property, the original ground tiles will be noted as will the beautiful original front door with brass letter plate and period detailing and the entrance hall finished with elegant marble from Mandarin Stone.

The front double living room provides 22ft of space with Pooky feature lighting, a grand front window bay, 3-meter high ceilings and cornicing plus the original fireplace refurbished. This opens on to a contemporary kitchenfamily room with Corston brassware switches and sockets, solid timber 'Shaker-style' units with pantry-style double cupboard and marble finish Quartz worktops.

Frameless sliding doors create a seamless indoor-outdoor flow on to a south-facing landscaped garden. The kitchen further includes a 3-metre island with Caple wine fridge and all premium integrated appliances – eyelevel self-cleaning Neff oven, Neff combi microwave oven, Bosch fridge/freezer and 5-ring induction hob with Faber induction extractor fan. A separate utility is further ready fitted with a Bosch washing machine and tumble dryer with storage space. Separately, off the hallway there is a ground floor WC.

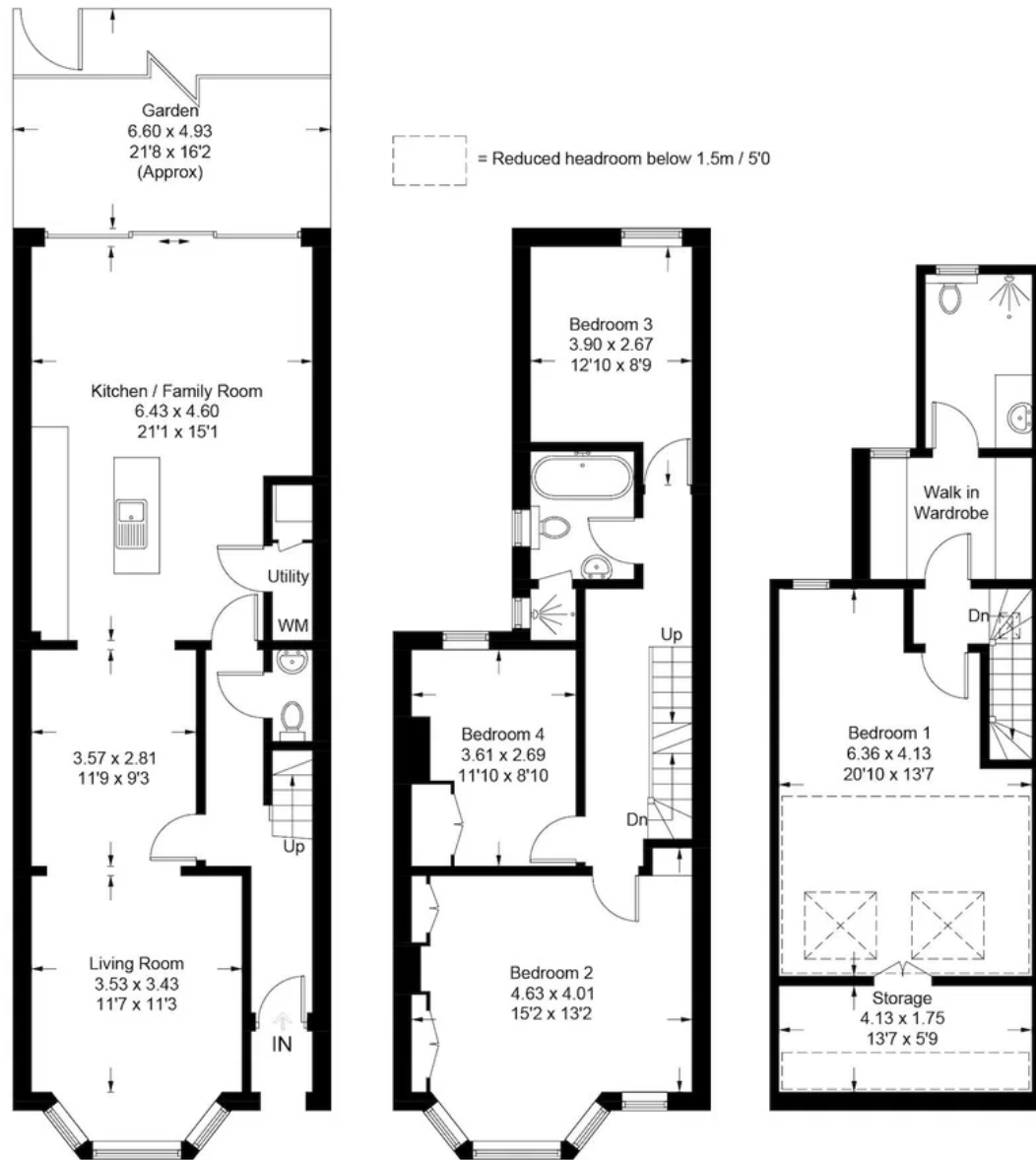




An attractive new staircase to the first floor offers the living space over the first & second floors with four double bedrooms in total – three bedrooms with fitted wardrobes. There is a first floor four-piece family bathroom with polished nickel taps and shower fittings from Lusso Stone. The top floor offers a wonderful master suite with a 20ft bedroom plus eaves storage, a separate walk-in wardrobe with fitted wardrobe plus space for dressing table. This leads to a bright and spacious wetroom with a large, screened shower with Perla Beige marble flooring and vanity sink. This amazing new property is offered to the market with no onward chain and is perfectly suited to bright young families as is the demand. It is in catchment for OFSTED 'outstanding' schools nearby. It is also within a quarter mile (220m) from Hampton Wick train station with up to 8 services per hour direct to Waterloo, Kingston & Richmond. Also, Kingston is within an easy half a mile.

EPC rated B





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