

## Ormond Drive Hampton



**£3,950 Per Month**

- Double fronted family home
- Beautifully presented
- Two sitting reception rooms
- Two bath/shower rooms
- Part furnished
- Semi-detached
- Kitchen breakfast room
- Five double bedrooms
- Ample off street parking
- Available mid-May

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A beautifully presented, double fronted and extended, semi-detached family house with five double bedrooms with a wonderful private rear garden. Ormond Drive is a highly regarded road giving good access to sought-after local schools and Hampton Village with its railway station, amenities, and Village Green. Hampton Hill High Street, the gates to Royal Bushy Park, Carlisle Infant School, Carlisle Park, Hampton open-air swimming pool, and local bus services, are all close by. Light floods in through the double-glazed and vaulted entrance porch with space for cloaks storage.

The entrance hallway has a built-in understairs cupboard and character timber doors lead to all rooms. There is a front aspect sitting reception room with a wonderful log burner and custom-made shelving units. The second sitting reception room is rear aspect and extended and has a further log burner, a pitched roof with three double-glazed skylights, and double-glazed French-style doors to the garden. A squared arch leads to the stunning garden-facing kitchen breakfast room with ample space for a table and chairs. The kitchen has a stunning range of modern fitted units with composite stone worksurfaces and twin butler-style sink units. An extensive range of integrated appliances include a Miele double oven, Bosch four-ring gas hob, Miele dishwasher, an American style fridge / freezer and double-glazed French-style doors lead to the garden. The fifth double bedroom / home office is front aspect and light shines through white shutters. There is a modern fitted shower room and W.C with a pedestal wash hand basin. The shower cubicle is fully tiled and has overhead shower and handheld attachments. There is a utility area with a washing machine, tumble dryer, and wall-mounted gas central heating combination boiler, and a chrome heated towel rail.

Stairs lead to the first-floor landing with access to loft space via a pull-down ladder and doors to all rooms. The principal bedroom is front aspect and has a character feature fireplace. The second double bedroom is also front aspect with two double-glazed windows with shutters. The third and fourth double bedrooms are rear aspect, and both have built-in wardrobes. The family bathroom and W.C has a beautifully tiled floor with a white suite with chrome fittings. There is a bath, separate shower cubicle, wash hand basin, heated towel rail, and a double-glazed frosted window. An extensive range of additional features include beautifully presented décor throughout the home, high ceilings, picture rails, character fireplaces, double-glazing, white wooden window shutters, wood flooring, and gas central heating.

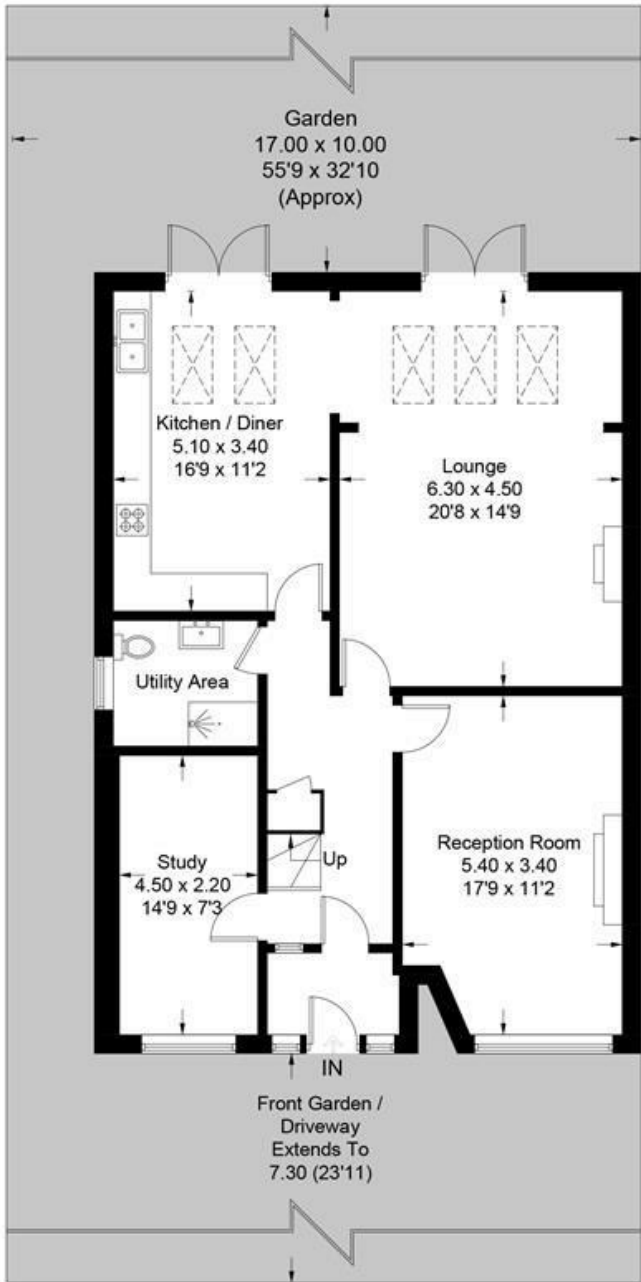
Outside there is a front garden with a crazy paved driveway providing ample off-street parking. Trees, flowers, and shrubs sit on a raised bed, and there are further shrub borders and a dwarf wall. Secure and covered pedestrian side access leads to the floodlit and wonderful, private rear garden with a raised decked area with steps leading to a lawn. There is a patio area and a range of raised beds, trees, and shrubs, shed, outside power and a tap. The property is offered part or unfurnished. Available in May. The council tax band F with Richmond Borough Council.



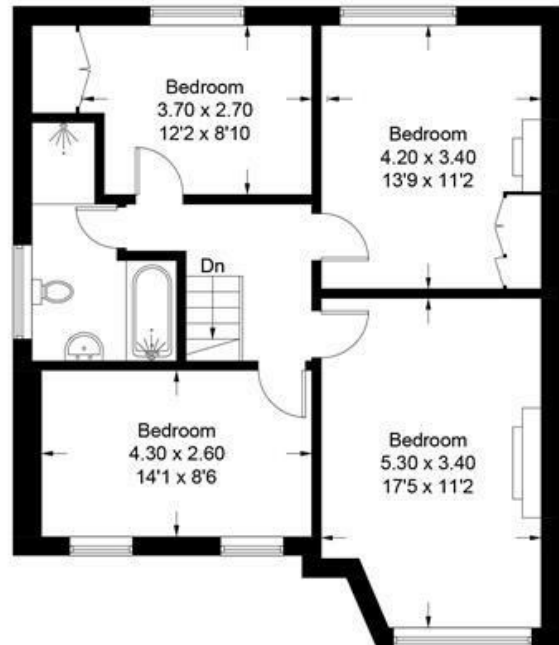


# Ormond Drive

Approximate Gross Internal Area = 164.9 sq m / 1775 sq ft



**Ground Floor**  
1025 sq ft / 95.2 sq m



**First Floor**  
750 sq ft / 69.7 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID957457)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

\*\*All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them\*\*