

## Holly Road Hampton Hill



**£2,495 Per Month**

- Victorian family house
- Two bath / shower rooms
- Charming period features
- South facing private rear garden
- Available early October
- Three bedrooms
- Extended kitchen, dining family room
- Ground floor cloakroom W.C.
- Close to Hampton Hill High Street
- Offered unfurnished

**TIFFIN ESTATE AGENTS LTD**

103 High Street, Hampton Hill, Middlesex, TW12 1NJ

t. +44 (0) 20 8979 9111 e. [info@tiffinestateagents.co.uk](mailto:info@tiffinestateagents.co.uk) w. [www.tiffinestateagents.co.uk](http://www.tiffinestateagents.co.uk)



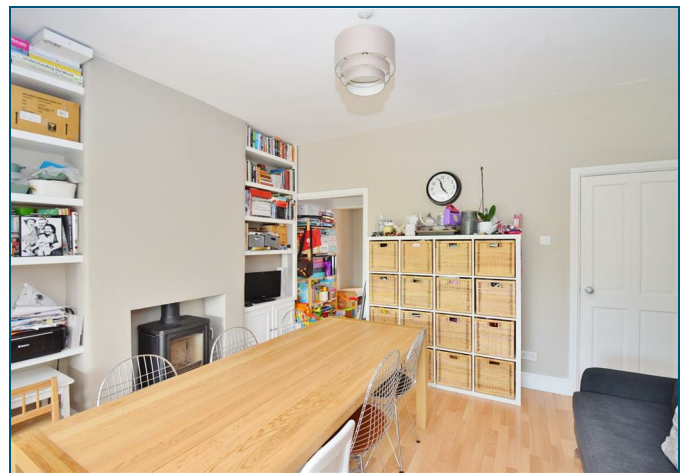
A beautifully presented Victorian family house with three bedrooms, wonderful ground floor rear extension, and lovely south facing private rear garden. The property is situated in the heart of Hampton Hill with the cafe's, bars, restaurants, and amenities of the High Street all close by. The gates of Royal Bushy Park, Holly Road Recreational Ground, and sought-after local schools are all nearby.

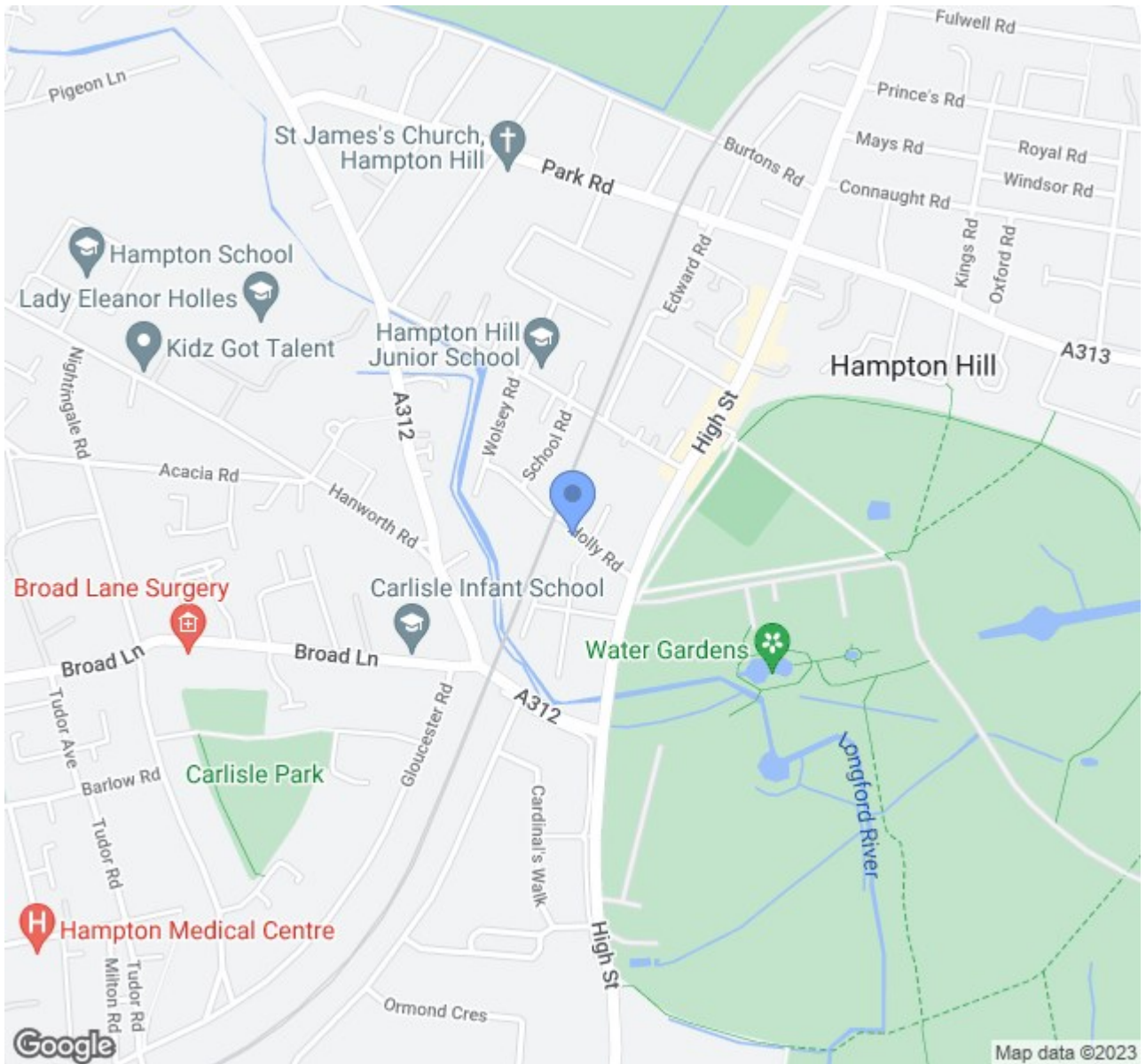
A front door leads to an entrance hallway with space for cloaks storage. The sitting reception room is front aspect and has a double-glazed bay window with wooden shutters and a character feature fireplace with a gas fire. The wonderful and extended open plan kitchen, dining and family reception room is garden facing and the hub of the home. There is a wood burner fireplace, shelves, and storage cupboards in the eaves. The stunning fitted kitchen has a range of modern fitted units and a butler sink, dishwasher, electric oven, hob, washing machine and fridge freezer. Light floods in through a skylight and double-glazed sliding doors to the garden. There is also a useful ground floor cloakroom W.C with wash hand basin.

Stairs lead to the first floor landing where there are three bedrooms and two en suite bath / shower rooms. The principal bedroom has a modern fitted ensuite bathroom and W.C with a tiled floor, heated towel rail, shower over bath, and a frosted double-glazed window. There are two further single bedrooms. The larger of the two single bedrooms has an ensuite shower room and W.C with a fully tiled shower cubicle with overhead shower and handheld attachments, and wash hand basin. Additional features include beautifully presented décor throughout the home, high ceilings, double-glazing and gas central heating.

Outside there is a front garden with a wall. The south facing private rear garden has decked and lawned areas, raised beds with mature shrubs and pedestrian rear access.

The property is offered unfurnished. Richmond Borough council tax band E. Available Early October.





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	
63	81
England & Wales	
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	
59	80
England & Wales	
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\*\*