



St. Johns Road, Hampton Wick, KT1

A four-bedroom semi-detached period house in the heart of Hampton Wick.

ESTATE & AGENT

— Tailored, local and personal —

St. Johns Road, Hampton Wick, KT1

Guide Price £999,950 Freehold

A rare opportunity has arisen to purchase a four-bedroom semi-detached period house in the heart of Hampton Wick in the Royal Borough of Richmond upon Thames. The property is tastefully decorated and has been extended with a kitchen side return and offers convenient, centrally located and versatile accommodation ideally suited to a growing family or those looking for more space.

The welcoming accommodation briefly comprises: attractive stained glass front door leading onto a hallway with attractive wood flooring and stairs to first floor with under stairs storage cupboard and alarm, a comfortable and tastefully presented reception room to the front of the property with a period fireplace, bay window with plantation shutters, cornicing and picture rail offering charming period features, double doors leading onto a dining room with fitted book shelves and finally a good-sized kitchen/diner with a refitted kitchen (2016) with under floor heating and a range of integrated Miele appliances including dishwasher, washing machine, oven, hob, and American style Hotpoint fridge-freezer with bi-fold doors leading onto the private enclosed garden with side access.

To the first floor, there is a landing area, a spacious master double bedroom with fitted wardrobes and oak flooring, a second double bedroom with built in wardrobe, family bathroom/wc with underfloor heating, bedroom three and to the second floor there is access to a loft space providing useful storage and finally a fourth double bedroom with built in cupboards and additional eves storage and a refitted shower room with a contemporary suite and underfloor heating. The property benefits from gas fired central heating, partial double glazing and on-street parking is available.


Externally the property benefits from an enclosed westerly facing rear garden comprising of Indian sandstone patio and artificial grass providing an enjoyable low maintenance outside space.

St John's Road is a stone's throw away from the King's Field which is very easily accessible with a children's play park. Home Park and Royal Bushy Park are also moments away providing fantastic outside green spaces. St Johns Road is located moments from Hampton Wick High Street, providing a range of local shops, amenities and transport links with trains running from Hampton Wick Station to London Waterloo via Wimbledon, Clapham Junction and Vauxhall in approximately 30 minutes. Kingston is approximately 5-10 minutes' walk offering a range of leisure and shopping activities as well as the popular Kingston Riverside and nearby Teddington. A variety of good schools are also on hand. Viewing comes highly recommended.



- Four bedrooms
- Two reception rooms
- Extended kitchen/diner
- Period features
- Two bathrooms
- Good storage
- Private enclosed garden
- Close to the King's Field
- Close to Royal Bushy and Home Park
- Walking distance to Kingston upon Thames



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



John's Road, Hampton Wick

Viewing strictly by
appointment via
Estate and Agent



Approximate Gross Internal Area
Internal floorspace = 1324 sq ft / 123.0 sq m
Gross floorspace (including eaves storage with restricted headroom) = 1399 sq ft / 130.0 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

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