



Park Road, Hampton Wick, KT1

A well-presented two/three-bedroom, two-bathroom end terrace house located on Park Road.

ESTATE & AGENT

— Tailored, local and personal —

Park Road, Hampton Wick, KT1

£750,000 Freehold

Offered to the market with no onward chain, is this well-presented two/three-bedroom, two-bathroom end terrace house located on Park Road, moments from Bushy Park and overlooking Royal Paddocks Allotments. The property is configured to offer versatile and flexible spaces, ideally suited to those who work from home or enjoy hosting guests and family.

The accommodation briefly comprises: a substantial reception incorporating a living room to the front aspect, central stairs to first floor, followed by a spacious dining room, leading through to a fitted kitchen with a range of wall and base units, plumbing for a washing machine and dishwasher and integrated appliances. A rear vestibule with side access, bathroom/w.c. and a rear reception room/guest room/office with patio doors leading onto a well-maintained private rear garden.

To the first floor there is a double bedroom to the front aspect with fitted wardrobes and dressing table, enjoying open views over Royal Paddocks Allotments and onto Bushy Park. To the rear of the property, there is a second double bedroom with fitted wardrobes with direct access to an en-suite bathroom/w.c. comprising of a white three-piece suite. There is an additional 'loft room' accessed via fold down ladders providing a useful storage space, used by the current owner as a "music and chill out area."

Externally to the front of the property there is a walled garden area, and to the rear of the property there is a private enclosed garden with side and rear access, comprising; gravelled borders, patio, lawn and garden shed.

The property benefits from double glazing and gas fired central heating with an EPC rating of D64. On-street residents permit parking is available. The property is Richmond Council Tax Band: E. Park Road is conveniently located in popular Hampton Wick close to a variety of local shops an amenities and transport links with train services to London Waterloo in approximately 35 minutes, Kingston upon Thames, Teddington and The River Thames are also close by providing a range of shopping and leisure activities. Viewing comes highly recommended.

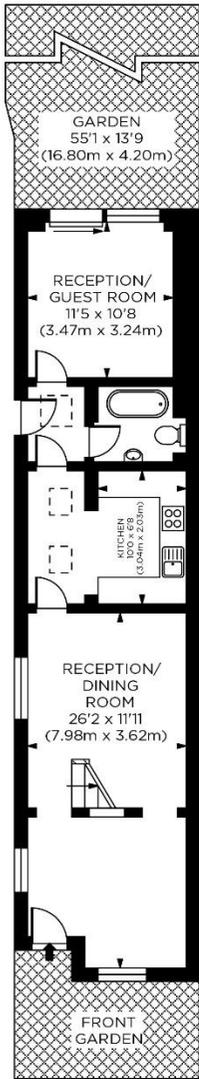


- Two/three bedrooms
- Two bathrooms
- Flexible living and working spaces
- Private garden
- A stone's throw away from Royal Bushy Park
- Close to train station
- Loft space
- Well-presented
- No onward chain

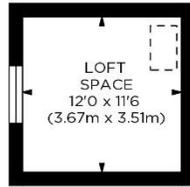


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

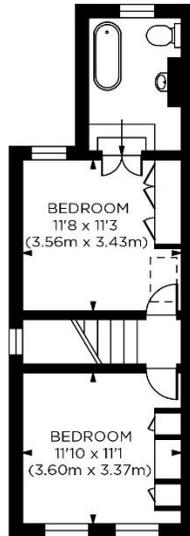




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Viewing strictly by
appointment via
Estate and Agent

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Saturdays 9am - 5pm
Sundays 10am - 4pm

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Gross Internal Area 1159 sq ft/108 sq metres

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