



Park Road, Hampton Wick, KT1

A beautiful two bedroom mid-terraced period cottage located in the heart of Hampton Wick village.

ESTATE & AGENT

— Tailored, local and personal —

Park Road, Hampton Wick, KT1 Offers Over £700,000 Freehold

Offered to the market is this beautiful two bedroom mid-terraced period cottage located in the heart of Hampton Wick village. The property has been lovingly updated and refurbished by the current owners offering spacious and homely accommodation set in one of Hampton Wick's most sought after streets.

The property comprises: an impressive kitchen and dining room - ideal for entertaining, boasting high ceiling, attractive wall and base units, tiled floor, a range of integrated appliances, chimney with opening and gas supply ready for a fire, large storage cupboards and access to a basement/storage space. A welcoming, light and airy lounge with original exposed floorboards, a large sash window with window seat, fitted shelving and a feature fireplace with stone and hearth providing a cosy focal point.


To the first floor there is a landing area illuminated by a sash window at the top of the stairs, a loft used as a storage space, a large master double bedroom with fitted wardrobes and attractive wood flooring, a versatile second double bedroom currently used as a nursery, guest bedroom and home office. Finally, an attractive contemporary bathroom comprising of a white three-piece suite. Externally the property has built-in bin store and benefits from residents on street permit parking. The property has gas fired central heating.

Park Road is located in the heart of Hampton Wick within walking distance of a variety of local shops and amenities. Royal Bushy Park, Home Park and Royal Paddocks Allotments are also easily accessible by foot and located just moments away. Kingston upon Thames is located about five to ten minutes' walk away boasting a variety of shopping and leisure activities including Waitrose, John Lewis and Marks and Spencer, as well as the Kingston Riverside with a range of bars and restaurants. Teddington is also close by offering independent shops and cafes. Good transport links are easily accessible with trains running from Hampton Wick Station to London Waterloo in approximately 30 - 35 minutes. EPC: C. Council tax band: E, Richmond. Viewing comes highly recommended.

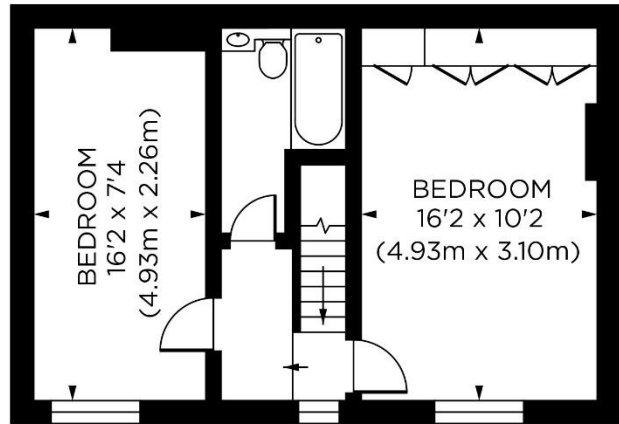


- High ceilings
- Attractive wood floors
- Hampton Wick village location
- Moments from Royal Bushy Park
- A Stone's throw away from allotments
- Walking distance to Kingston
- Well-presented throughout
- Additional basement/storage space

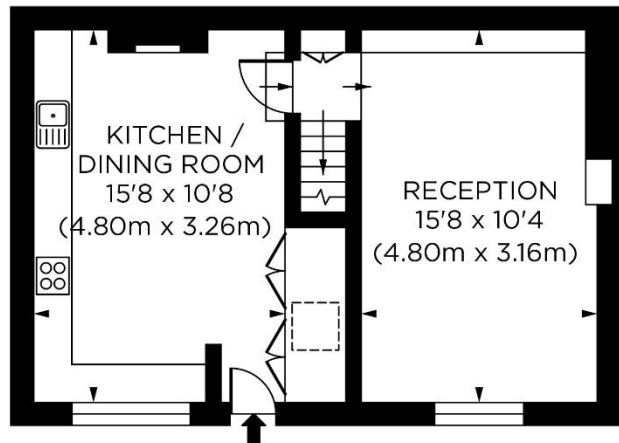


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		91
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

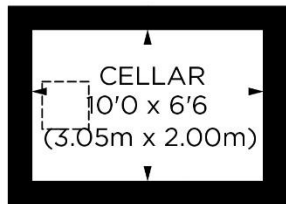




FIRST FLOOR



GROUND FLOOR



BASEMENT

Park Road, KT1

Gross Internal Area 775 sq ft/72 sq metres (Excluding Basement)

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Viewing strictly by
appointment via
Estate and Agent

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