



Monmouth Avenue, Hampton Wick, KT1

A three bedroom detached property with off-street parking and a substantial plot

ESTATE & AGENT

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Monmouth Avenue, Hampton Wick, KT1

Guide price £900,000

An exciting opportunity has arisen to purchase a three-bedroom detached house set in a substantial plot and located in a cul-de-sac. Owned by the same person since 1954, the property requires a full program of refurbishment. This property offers buyers the opportunity to extend subject to planning permission (STPP) in order to create a larger family home.

The property is situated in a sought-after location on Monmouth Avenue just off Glamorgan Road providing very easy access to Hampton Wick Station with services to London in approximately 30 minutes. Kingston Town Centre, Teddington and Royal Bushy Park are all within easy walking distance.

The accommodation briefly comprises: entrance hall with stairs to first floor, kitchen with door to garden, a dual aspect reception room with patio doors leading to conservatory and onto the garden. To the first floor there is a landing area with loft access, a large master double bedroom with eaves storage, a second double bedroom with built in cupboard, a third bedroom, bathroom and separate WC. Externally to the front of the property there is a driveway providing off-street parking, garden area with lawn, integral single garage and to the rear of the property there is a substantial private garden backing onto woodland with patio area, lawn, mature shrubs and trees, flower beds, green house two garden sheds and side access.

The property represents an ideal opportunity for a buyer looking for a project onto which they can place their own stamp with viewing coming highly recommended.

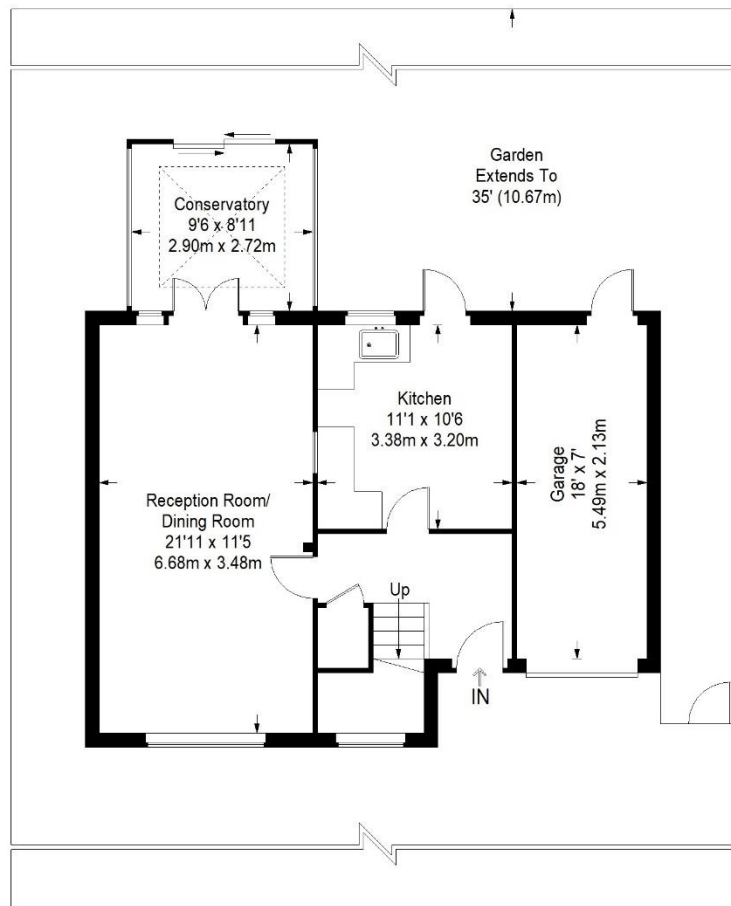


- No upper chain
- Vacant possession
- Requiring refurbishment
- Substantial plot
- Off street parking
- Private garden
- Potential to extend
- Cul-de-sac location
- Close to Hampton Wick station
- Walking distance to Kingston Town Centre
- Easy access to Bushy Park

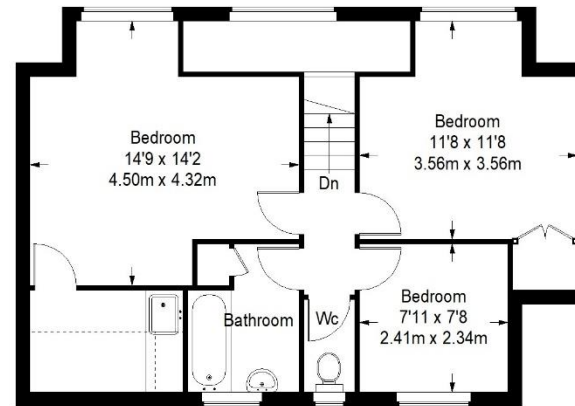


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		






Ground Floor = 700 sq ft



First Floor = 553 sq ft

 = Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
 GROUND FLOOR = 700 sq ft / 65.03 sq m
 FIRST FLOOR (Excluding Reduced Headroom) = 526 sq ft / 48.87 sq m
 (Reduced Headroom) = 27 sq ft / 2.51 sq m
 Total = 1253 sq ft / 116.40 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)

Monmouth Avenue

Viewing strictly by
appointment via
Estate and Agent

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