



## Vicarage Road, Hampton Wick, KT1

A Spacious Ground Floor Two Bedroom Maisonette with Garden, Garage and Off Street Parking.

ESTATE & AGENT

— Tailored, local and personal —

# Vicarage Road, Hampton Wick, KT1

## £500,000

### Overview

An exciting and rare opportunity has arisen to purchase a substantial ground floor two double bedroom maisonette with its own front door, private garden, garage and share of freehold.

Occupying the enviable position of Vicarage Road, just a stone's throw away from the Hampton Wick Gate entrance to Royal Bushy Park, the property is perfectly located to enjoy beautiful walks, the convenience of Hampton Wick High Street and also, just ten minutes' walk is Kingston upon Thames town centre and all that it has to offer.

The spacious accommodation briefly comprises; entrance hall with storage cupboard, a large reception room with an attractive feature fireplace and window overlooking the garden, kitchen with fitted wall and base units and a convenient second entrance to the rear of the property, two good sized double bedrooms with built in storage cupboards and a bathroom/w.c. with a white three piece suite.

The property benefits from double glazing and gas fired central heating via a Worcester boiler.

Externally, the property enjoys a private, enclosed mature garden, a single garage in a separate block and off-street parking.

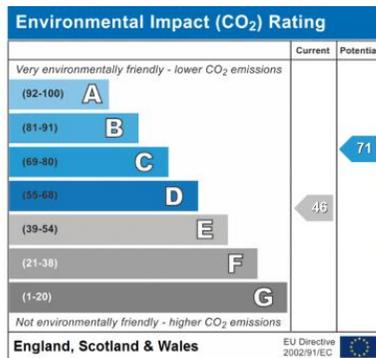
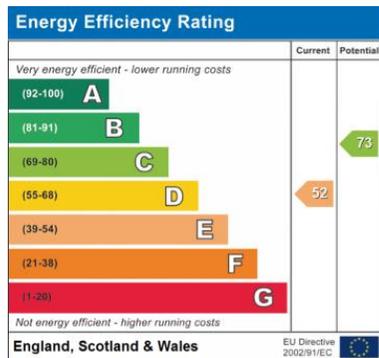
Hampton Wick is ideally situated between Kingston and Teddington with a variety of shops, cafes, pubs, restaurants and amenities on hand. Train services run to London Waterloo in just over half an hour, ideal for commuters, and calling at Wimbledon, Clapham Junction and Vauxhall.

The vendor has informed that the property benefits from share of freehold with a long lease exceeding 940 years.

Viewing comes highly recommended.

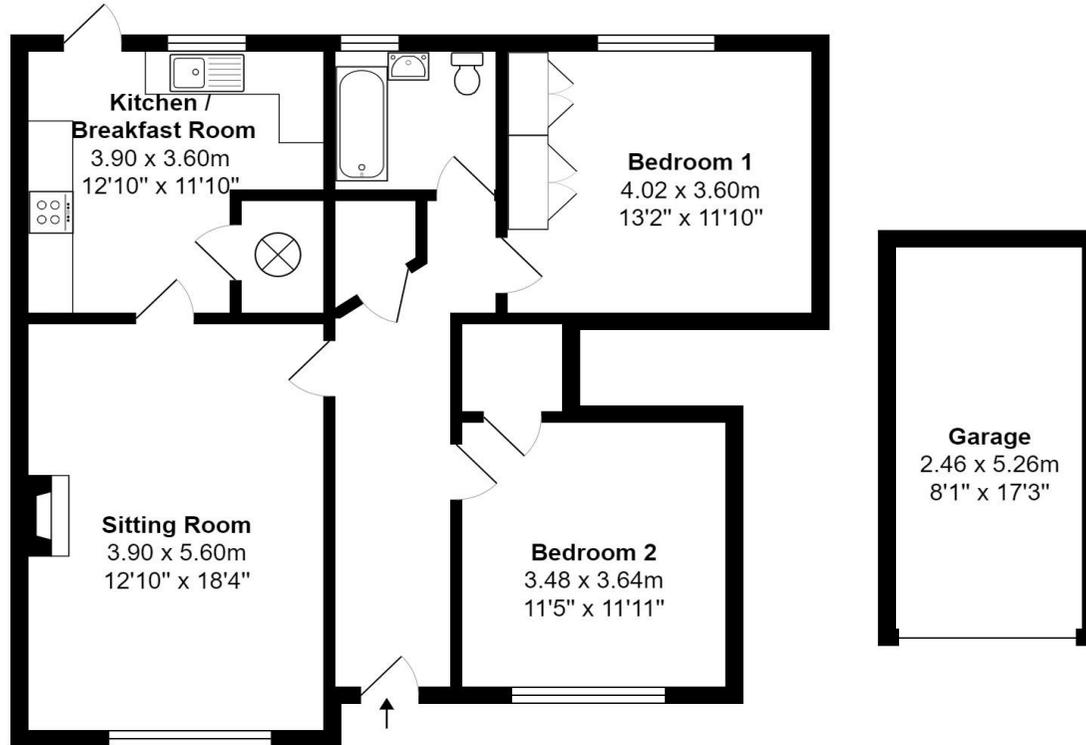


- Share of freehold (over 940 year lease)
- 900 Sq Ft / 84 Sq M (approx.)
- Ground floor
- Own front door
- Private garden
- Off street parking
- Garage
- Two double bedrooms
- Plenty of storage
- Right next to Bushy Park
- Walking distance Kingston
- Easy access Hampton Wick Station
- Half hour (approx.) commute to London



36 Vicarage Road, Hampton Wick

Total Area: 83.9 m<sup>2</sup> ... 903 ft<sup>2</sup> (excluding garage)



All measurements are approximate and for display purposes only

Viewing strictly by  
appointment via  
Estate and Agent

CONTACT

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