



Park Road, Hampton Wick, KT1

A spacious two bedroom house with potential to extend (STPP)

ESTATE & AGENT

— Tailored, local and personal —

Park Road, Hampton Wick, KT1

£629,950

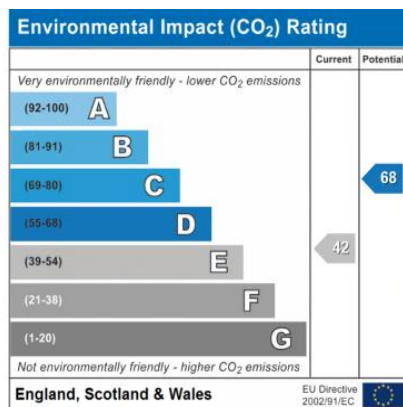
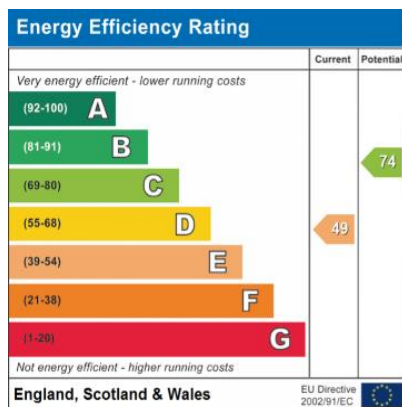
We are delighted to offer to the market this spacious two double bedroom, two reception room, period house with potential to extend (STPP), located a stone's throw away from Bushy Park. The property is located on Park Road within very easy walking distance of Kingston town centre and moments from Hampton Wick High Street and station.

The welcoming and well-proportioned accommodation briefly comprises: living room with high ceilings, attractive feature fireplace, double glazed sash window and wood flooring, a second reception room/sitting room with high ceilings, attractive feature fireplace, large under stairs storage cupboard and wood flooring, leading onto the dining area overlooking an enclosed light-well, kitchen with fitted wall and base units, a rear hallway providing access to the garden and ground floor WC. To the first floor, there is a good size double bedroom to the front of the property with two double glazed sash windows, high ceilings, wood floors, and storage cupboard. To the rear there is the master double bedroom with high ceiling, wood floors, loft access and leading on to the bathroom/wc with a white three piece suite with an airing cupboard with a combination (combi) boiler. The loft comprises of useful storage space with cupboard and sky lights and offers the potential to create a third bedroom (STPP). Externally to the front of the property there is a gated garden area and storm porch, and to the rear of the property is a good sized private rear garden comprising patio area, mature shrubs, trees, flower beds, lawn, garden shed and gated access via a back lane.

This charming period property would benefit from some updating and offers its next owners an exciting opportunity to purchase a property on which they can place their own stamp. Hampton Wick station provides convenient commuter access to London with train services to Waterloo via Wimbledon, Clapham Junction and Vauxhall in approximately 35 minutes. A variety of local shops and amenities are on hand on Hampton Wick High Street and nearby Teddington and Kingston. Viewing comes highly recommended to fully appreciate all that this property has to offer.

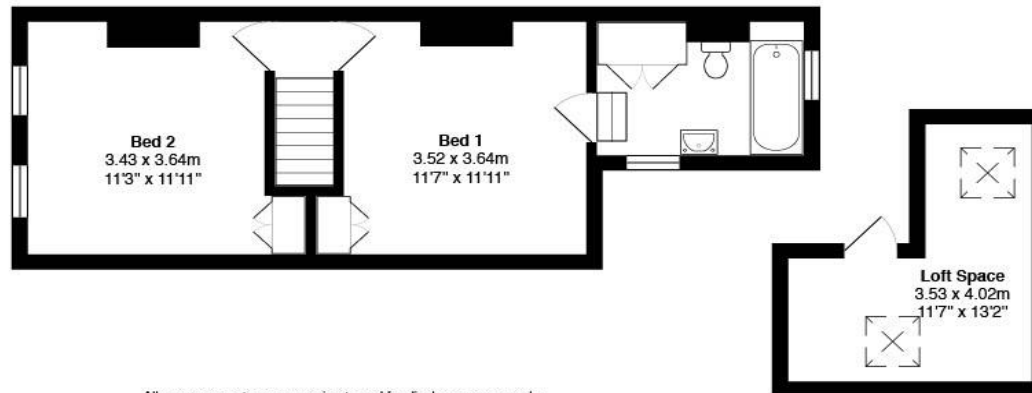
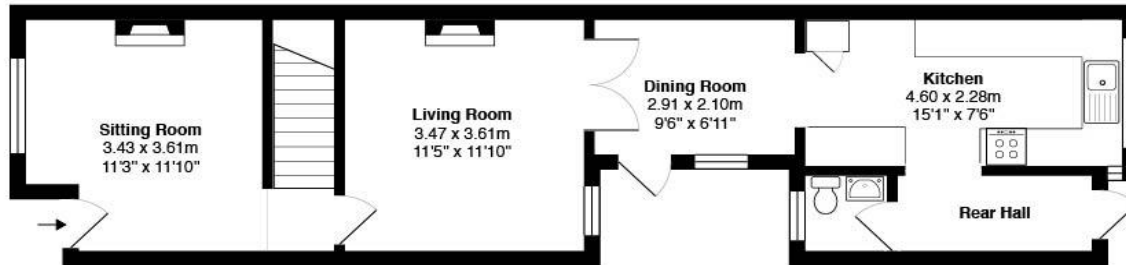


- Potential to extend (STPP)
- Two double bedrooms
- Two reception rooms
- Kitchen/diner
- Private garden
- Moments from Bushy Park
- Walking distance to Kingston Upon Thames
- Feature fireplaces in both reception rooms
- Downstairs toilet
- 97.4sqm/1048 sq ft including loft space



78 Park Road, Hampton Wick

Total Area: 97.4 m² ... 1048 ft²



All measurements are approximate and for display purposes only

Viewing strictly by
appointment via
Estate and Agent

CONTACT

Estate and Agent
Hampton Wick
Kingston Upon Thames
KT1 4AY

david@estateandagent.com

Open Hours-
Monday to Friday 8am - 7pm
Saturdays 9am - 5pm
Sundays 10am - 4pm

0208 914 7884

www.estateandagent.com

Estate and Agent wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as guide only; any floor plan or map is for illustrative purposes only. Estates IT, for themselves and for the vendors or lessors of this property whose agents they are given that the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Pomp Properties has any authority to make or give any representation of warranty in relation to this property.

ESTATE & AGENT
— Tailored, local and personal —