



Park Road, Hampton Wick, KT1

A charming two bedroom cottage with gardens, garage and two reception rooms

ESTATE & AGENT

— Tailored, local and personal —

Park Road, Hampton Wick, KT1 £584,950

A charming two bedroom cottage with garden and garage, located moments from Bushy Park is offered for sale. This period, cosy house is situated in the sought after area of Hampton Wick, nestled between Teddington and Kingston upon Thames, just over half an hour from Central London by train.

The well-presented accommodation briefly comprises; a welcoming snug with log burning stove, exposed beams and flagstone floor, a second reception room with dining and sitting areas, stairs to first floor with storage cupboard underneath, fireplace with stove, stylish fitted shelves and drawers and rustic wood flooring, kitchen with fitted wall and base units and complimenting beach block worktops, a convenient ground floor W.C. and a conservatory providing an additional dining space and the potential to extend to the rear of the property (STPP).

To the first floor there's a small landing area with storage cupboard and loft access, two bedrooms; the master to the front with period fireplace, wood floors and space for a double bed, to the rear is a pleasant second bedroom with a built in cupboard, high ceiling and finally a bathroom/w.c. with a modern white suite.

Externally the property is set back from the street with a long front garden and to the rear there is a private garden with patio and lawn leading to a large garage (7.7M in length) providing ideal storage and off-street parking. The property benefits from gas fired central heating via a combination (combi) boiler.

Park Road is ideally situated, a stone's throw from Bushy Park, moments from Hampton Wick High Street with Hampton Wick Station and a variety of local shops and amenities on hand. Kingston town centre and the riverside walk can be reached by foot in approximately ten minutes. Viewing comes highly recommended.



- Charming period cottage
- Two reception rooms
- Log burning stove
- Conservatory
- Long garden
- Large garage
- First floor bathroom
- Close Bushy Park
- Moments from Hampton Wick Station
- Ten minutes-walk (approx.) Kingston



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			91
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

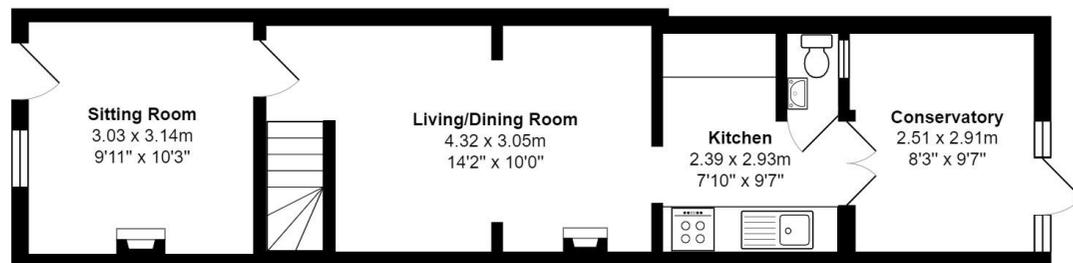
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			94
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



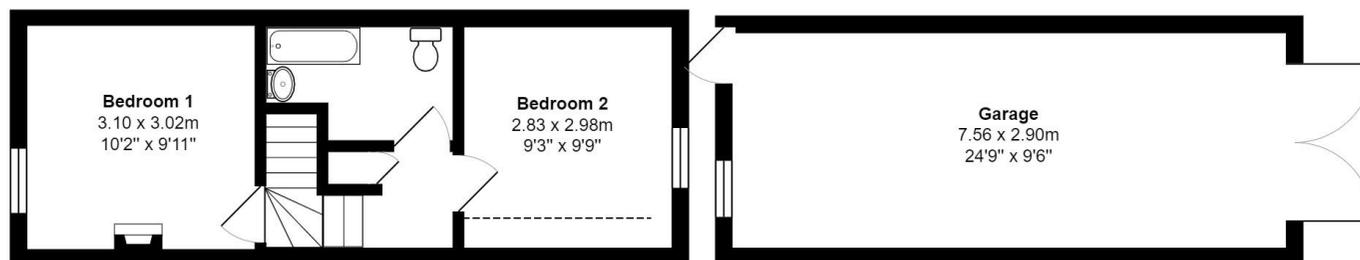
Viewing strictly by
appointment via
Estate and Agent

Park Road, Hampton Wick

Total Area: 88.6 m² ... 953 ft²



Ground Floor



First Floor

All measurements are approximate and for display purposes only

CONTACT

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