



Cedars Road, Hampton Wick, KT1

Five/six bedroom semi-detached house with off-street parking, garden, and cellar

ESTATE & AGENT

— Tailored, local and personal —

Cedars Road, Hampton Wick, KT1

£1,195,000

We are delighted to offer to the market this five - six bedroom semi-detached period house with off street parking, garden, and cellar. The property is conveniently located on Cedars Road, Hampton Wick, moments from Hampton Wick station, Hampton Wick High Street, minutes from Bushy Park and a ten-minute walk (approx.) from Kingston town centre.

The spacious accommodation briefly comprises; entrance hall with stairs to first floor, an inviting reception room with high ceilings, period features, bay window, attractive feature fire place and wood flooring, a second reception room/dining room with fire place and French doors leading to garden, a spacious breakfasting kitchen with fitted wall and base units and door leading to the rear garden with side return offering potential to extend (STPP), a basement providing a convenient space to accommodate a washing machine/ dryer, etc. To the first floor there is a landing area, a master double bedroom with two windows, a second bedroom, bathroom/WC with a white three-piece suite, third bedroom and stairs leading to the second floor comprising; landing with loft access, a fourth double bedroom with eaves storage, bedroom five with built in cupboards, a shower room/WC and a sixth bedroom/study with eaves storage.

Externally the property benefits from off-street parking to the front accommodating up to two cars, side access leading to the rear garden comprising of lawn, mature shrubs and trees. The property benefits from gas fired central heating via a combination (combi) boiler and offers approx. 1800 sq ft/175.6 sqm of accommodation.

Hampton Wick is ideally situated between Kingston and Teddington, providing convenient access to a variety of local shops, amenities, leisure activities and restaurants with trains to London Waterloo via Wimbledon, Clapham Junction and Vauxhall in approximately 35 minutes. Viewing comes highly recommended to fully appreciate all that this property has to offer.



- 5/6 bedrooms
- 2 receptions, 2 bathrooms
- Substantial garden
- Period features/high ceilings
- Off street parking
- Moments from Royal Bushy Park
- Easy access to Kingston town centre
- Potential to extend (STPP)
- Hampton Wick Station very close by
- Cellar



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			70
(55-68) D		45	
(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			
(81-91) B			
(69-80) C			61
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Cedars Road, Hampton

Viewing strictly by
appointment via
Estate and Agent



Lower Ground Floor = 134 sq ft

Ground Floor = 611 sq ft

First Floor = 585 sq ft

Second Floor = 579 sq ft

Approximate Gross Internal Area
 LOWER GROUND FLOOR = 134 sq ft / 12.45 sq m
 GROUND FLOOR = 611 sq ft / 56.76 sq m
 FIRST FLOOR = 585 sq ft / 54.35 sq m
 SECOND FLOOR = 579 sq ft / 53.79 sq m
 Total = 1909 sq ft / 177.35 sq m

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

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