



## High Street, Hampton Wick, KT1

A superbly presented three-bedroom, two-bathroom mid-terrace cottage with garden in the heart of Hampton Wick.

ESTATE & AGENT

— Tailored, local and personal —

## Hope Cottage, High Street, Hampton Wick, KT1 £825,000 Freehold

A superbly presented three-bedroom, two-bathroom mid-terrace cottage with garden in the heart of Hampton Wick. The welcoming and stylish accommodation briefly comprises: convenient entrance porch, a living room with attractive wood panelling and wood flooring with a recess for a large wall mounted flat screen TV, convenient storage cupboard and stairs to first floor. There is a dining area with a log burning stove and sliding doors leading to the rear of the property with a ground floor shower room and w.c. comprising of contemporary suite, attractive tiling and heated towel rail, a utility cupboard with plumbing for a washing machine and space for a tumble dryer, an impressive open plan breakfasting kitchen with attractive wall and base units with integrated oven, gas hob and extractor hood and dishwasher, space for a free standing island and space for a free standing American style fridge/freezer and bi-fold doors leading onto the private rear garden.

To the first floor, there is a double bedroom to the rear of the property with built in storage cupboards, a second bedroom to the front of the property with bespoke fitted wardrobes and a shower room/w.c. comprising of contemporary suite, attractive tiling and heated towel rail.

To the second floor there is a loft conversion providing a good-sized double bedroom with an inviting free standing contemporary bath, skylights to ceiling and two dormer windows to the rear aspect.

Externally to the front of the property there is on street permit parking directly outside of the house, as well as a garden area ideal for storing bins and recycling boxes. To the rear of the property there is an attractive enclosed garden with direct access from the kitchen with sunny aspect, providing an enjoyable outside space - ideal for entertaining in the warmer months.

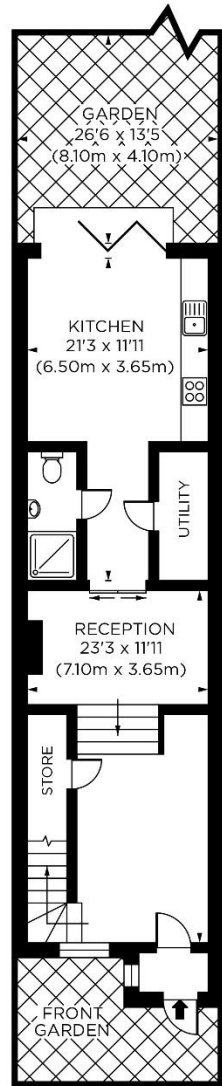
Hampton Wick High Street is conveniently located between Kingston upon Thames and Teddington, providing easy access to the River Thames, Kingston Bridge and Riverside and a variety of shops and amenities including Waitrose, John Lewis, the Bentall Centre and Marks and Spencer. Teddington is also close by with a variety of independent shops, cafes and restaurants as well as being well served by Hampton Wick High Street with a variety of local shops and amenities and a train station with services running to London Waterloo in approximately 35 minutes. Royal Bushy Park and Home Park are also within very easy walking distance offering enjoyable outside spaces, good and outstanding schools are also close by. Viewing comes highly recommended. EPC: C, Richmond Council Tax Band: E.



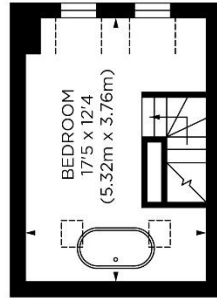
- Contemporary design
- Log burning stove
- Attractive kitchen and utility cupboard
- Two shower rooms
- Loft conversion
- Feature bath
- Pleasant rear garden
- Moments from amenities and transport links
- On street permit parking available
- Double glazing and gas fired central heating



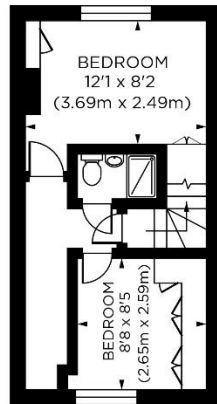
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

High Street, KT1  
Gross Internal Area 1055 sq ft/98 sq metres

Viewing strictly by  
appointment via  
Estate and Agent

CONTACT

Estate and Agent  
Hampton Wick  
Kingston Upon Thames  
KT1 4AY

[david@estateandagent.com](mailto:david@estateandagent.com)

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

0208 914 7884

[www.estateandagent.com](http://www.estateandagent.com)

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