



Cedars Road, Hampton Wick, KT1

An immaculately presented, fully refurbished and extended five-bedroom semi-detached house.

ESTATE & AGENT

— Tailored, local and personal —

Cedars Road, Hampton Wick, KT1

£1,350,000 Guide Price Freehold

An immaculately presented, fully refurbished and extended five-bedroom semi-detached house is offered to the market. This beautiful property has been lovingly and tastefully refurbished by the current owners creating an inviting and impressive family home. Offering 1929Sq. Ft, the well-appointed accommodation briefly comprises: entrance hall with stairs to first floor, a spacious lounge with high ceilings, period feature fireplace, log burner and bay window, a conveniently located ground floor w.c., basement providing a useful utility room and additional w.c., a stunning open plan contemporary kitchen, dining room and reception room with a bespoke fitted kitchen with an island incorporating a sink and breakfast bar, integrated speakers, a range of high spec integrated appliances including wine fridge, combination microwave/oven and an oven, warming drawer, induction hob, extractor hood and full-size dishwasher. There are sky lights to the side return extension leading onto an open plan home office with fitted desk and storage ideal for home working, a comfortable living space leads onto the patio area and garden with full width bi-fold doors.

To the first floor, there is a landing with stairs leading to the loft conversion, a substantial double bedroom to the front of the property with period feature fireplace, a second double bedroom with feature fireplace and a third double bedroom to the rear of the property. A luxurious bathroom/w.c. with freestanding claw bath, a separate shower cubicle and attractive tiling.

To the second floor is the loft conversion with a master bedroom with eaves storage, French doors and Juliet balcony and a contemporary shower room/w.c. with walk in shower and eaves storage and a fifth bedroom to the rear of the property. The property benefits from gas fired central heating, it was also re-wired, with underfloor heating to the kitchen and bathrooms.

Externally to the front of the property there is off-street parking with gated access to the side and rear of the property comprising of a landscaped garden with patio area, lawn, children's play area, flower bed, mature shrubs, garden shed, decking area and mature trees. Situated within walking distance of Richmond Borough's excellent local schools, Cedars Road is located right by Bushy Park's Hampton Wick Gate and leads down to Hampton Wick High Street providing easy access to local shops, restaurants, amenities and transport links. Hampton Wick Station offers train services to London in approximately 30 minutes, via Wimbledon, Clapham Junction and Vauxhall. Kingston Town Centre, the Riverside and Home Park are easily accessible, as is Teddington, making this an ideal location for both families and commuters seeking town and country living.



- Extended and fully refurbished
- Finished to a high spec
- 2 bathrooms plus 2 WCs
- Bespoke kitchen
- Five bedrooms
- Stunning bespoke open plan family room
- Private garden
- A stone's throw away from Royal Bushy Park
- Walking distance to Kingston Town Centre
- Close to Hampton Wick station



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



Viewing strictly by
appointment via
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GROSS INTERNAL AREA
TOTAL: 180 m²/1,929 sq ft
CELLAR: 9 m²/93 sq ft, FLOOR 1: 81 m²/872 sq ft
FLOOR 2: 56 m²/599 sq ft, FLOOR 3: 34 m²/365 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

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