



## Vicarage Road, Hampton Wick, KT1

A beautiful three bedroom semi-detached house with south facing garden and off-street parking.

ESTATE & AGENT

— Tailored, local and personal —

## Vicarage Road, Hampton Wick, KT1

### Guide Price £995,000 Freehold

A rare opportunity has arisen to purchase an immaculately presented three bedroom semi-detached house with garden and off-street parking. The property is located on a sought after street in Hampton Wick moments from Royal Bushy Park, conveniently located within easy access to Kingston upon Thames and Teddington. The property was newly constructed in 2012 offering a modern and contemporary home with a sympathetic external period style blending in well with neighbouring properties.

The very well presented accommodation briefly comprises: welcoming entrance hall with impressive tiled floor and stairs to first floor, a front reception room/study, ground floor w.c., an open plan reception room with large under-stairs cupboard leading onto the light and airy breakfasting kitchen/diner offering a comfortable and enjoyable family space, ideal for relaxing and entertaining. The kitchen comprises of contemporary high gloss fitted wall and base units with complementing worktops and breakfast bar boasting a range of integrated appliances including a microwave, ovens, washing machine, induction hob, extractor, wine fridge and dishwasher, there is also a free standing American style fridge/freezer.

To the first floor, there is a landing area, a master double bedroom to the rear of the property benefiting from fitted wardrobes and an en-suite shower room with a contemporary white suite and attractive tiling, a family bathroom/w.c. with contemporary white three piece suite and attractive tiling, and to the front of the property there is a double bedroom with fitted wardrobes. To the second floor is a landing area, shower room/w.c. with contemporary suite and a good sized double bedroom with fitted wardrobes.

The property benefits from an off-street parking space. To the rear of the property there is a south facing garden with sunny aspect comprising of a patio area leading from the kitchen with steps down to a lawn with flower beds, mature shrubs and trees - ideal for enjoying the warmer months. The property also has double glazing and gas fired central heating via a combination (combi) boiler. The EPC rating is C.

The vendor has advised that the property is freehold and also owns the freehold of the lower ground flat, discreetly tucked below this handsome house. Hampton Wick is ideally situated with a variety of local shops and amenities and transport links on hand as well as good schools and open green spaces. Hampton Wick station benefits from train services to London Waterloo in just over 30 minutes calling via Wimbledon, Clapham Junction and Vauxhall. Viewing comes highly recommended.



- Three double bedrooms
- 3.5 bathrooms
- Open plan reception & breakfasting kitchen
- Private enclosed south facing garden
- Off-street parking
- Moments from Bushy Park
- Walking distance to Kingston upon Thames
- 1274sqft/118sqm
- Ready to move in and enjoy



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



## Vicarage Road, Hampton Wick

Total Area: 118.4 m<sup>2</sup> ... 1274 ft<sup>2</sup>

Viewing strictly by  
appointment via  
Estate and Agent

### CONTACT

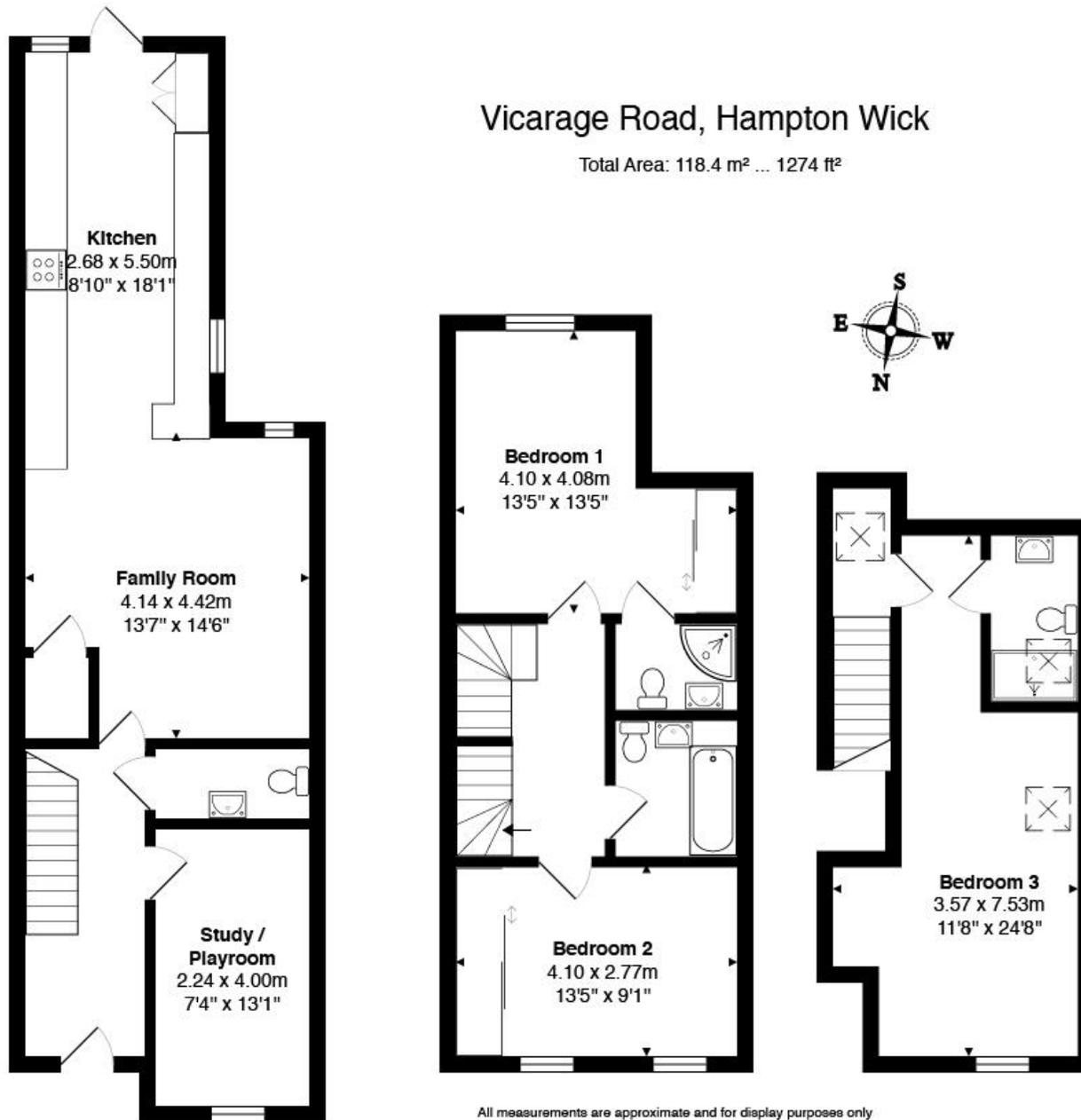
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