



School Lane, Hampton Wick, KT1

A beautifully presented three bedroom, 2.5 bathroom end terraced house with garden & garage.

ESTATE & AGENT

— Tailored, local and personal —

School Lane, Hampton Wick, KT1

£950,000 Freehold

A beautifully presented and homely three double bedroom, 2.5 bathroom end terraced house with garden and garage is offered to the market in sought after Hampton Wick. School Lane is ideally and centrally situated just off Park Road with convenient access to Hampton Wick High Street and Hampton Wick Station.

The welcoming and stylishly presented accommodation briefly comprises: entrance area with stairs to first floor with cupboard underneath. An impressive fitted kitchen/diner with a range of integrated appliances, attractive units and granite worktops with breakfast bar, a ground floor W.C., a comfortable and spacious living room with feature fireplace and French doors leading onto the well-kept garden – ideal of entertaining.

To the first floor there is a landing area, master double bedroom with dual aspect, built in wardrobe and en-suite bathroom with a contemporary white suite and attractive tiling. A second double bedroom with built-in wardrobe, a third double bedroom with raised fitted bed and a family bathroom W.C.

Externally the property benefits from an inviting private enclosed garden with gated access offering an enjoyable outside space and also benefits from an attached single garage. On-street permit parking and visitor permit parking is available. The property benefits from double glazing and gas-fired central heating with an EPC rating of XXX and Richmond Council Tax band is E.

Kingston upon Thames is easily accessible by foot offering a range of shops and leisure activities including John Lewis, The Bentall Centre, Fenwick, Marks & Spencer and much more. Kingston Riverside is nearby with a range of bars and restaurants. Royal Bushy Park and Home Park are also a stone's throw away providing access to beautiful open green spaces.

London Waterloo is approximately 30 minutes by train and there are a variety of bus services on hand. Good schools and local amenities are also easily accessible with a local post office, convenient store, cafes and much more on Hampton Wick High Street. Viewing comes highly recommended. EPC Ordered.



- Beautifully presented
- Recently refurbished
- Three double bedrooms
- Two bathrooms
- Ground floor W.C.
- Stunning kitchen
- Cosy living room
- Private enclosed garden
- Garage
- Walking distance to parks, transport links and local shops

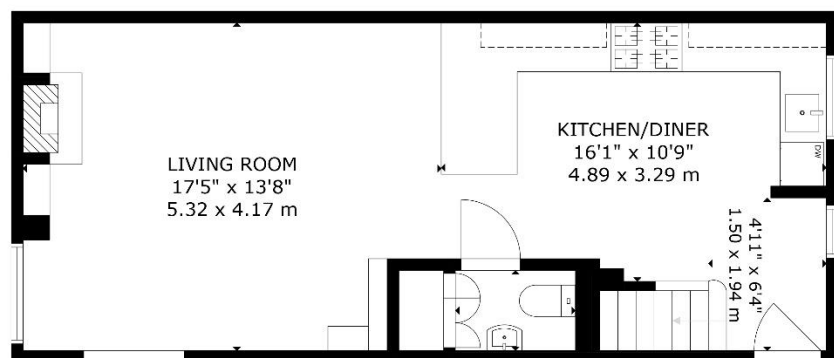
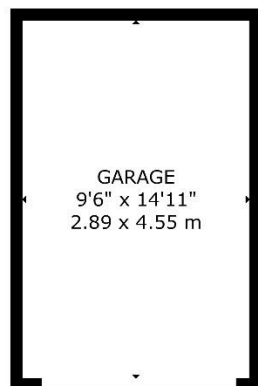


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

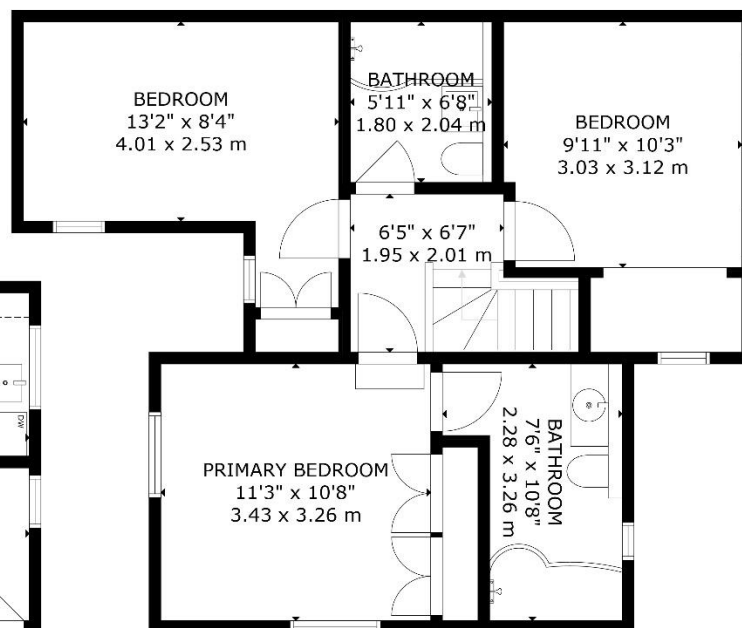


Viewing strictly by
appointment via
Estate and Agent

SCHOOL LANE, HAMPTON WICK
Total Approximate Internal Area: 95m sq/ 1026 sq ft (exc garage)



GROUND FLOOR



FIRST FLOOR

EXCLUDED AREA: GARAGE: 13 m²/141 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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