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# Hartland Road, Hampton Hill, TW12 1DT

Ground Floor 2 bedroom Maisonette in a quiet residential area with a private Southwest facing garden, garage and driveway parking for 2 cars. Situated 0.6 miles from Hampton Hill shops, bars and restaurants and Hampton Hill Primary School and less than 0.9 miles from Carlisle Infants, Lady Eleanor Hollis and Hampton Boys Schools.

With vacant possession, no onward chain and the possibility to extend at the rear (subject to Council and Freeholder permissions). Currently offering 674 sq ft of well balanced, recently refurbished living space with high specification fixtures and fittings, a new fitted bathroom, new bedroom carpets, double glazed windows and doors and pleasing neutral decor throughout.

Entrance hallway leads to the 2 bedrooms at the front, the bathroom, built in storage, the living/dining room and the separate fully integrated kitchen at the rear. Doors in the living room open onto the garden with a patio, lawn, mature planting and gated side access.

Located 0.7 miles from the A316 with direct access to the M3/M25 and into central London

EPC Rating C

- Ground Floor 2 Bedroom Maisonette
- Private South West Facing Garden
- Garage and Driveway Parking for 2 Cars
- Vacant Possession and No Chain
- Refurbished to a High Standard
- Potential to Extend (stpp and Freeholder Approval)
- 0.6 Miles from Hampton Hill High Street



## Hartland Road, Hampton, TW12

Approximate Gross Internal Area  
62.6 sq m / 674 sq ft



a Websters Estate Agents 36 Broad Street, Teddington, Middlesex TW11 8QY

t 020 8614 6000

e sales@mywebsters.co.uk w mywebsters.co.uk

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



