



- Freehold
- Four bedrooms
- Potential to extend
- Central Hampton Village

Belgrade Road, Hampton

A beautifully presented semi-detached period family home situated in the heart of Hampton Village.

£900,000

Property Description

A beautifully presented semi-detached period family home situated in the heart of Hampton Village. The property has charm and character throughout with the living space on the ground floor comprising a front door to entrance hallway, a bay-fronted reception room, dining room, modern kitchen/breakfast room and downstairs WC. The first floor has three well proportioned double bedrooms and the contemporary family bathroom, whilst upstairs there is a further double bedroom with WC and access to ample eave storage space. Further benefits include the potential to extend (subject to planning permission and the usual consents) and a recently landscaped West facing rear garden complete with a home office at the rear with separate storage area.

Location

Belgrade Road is a highly sought after and convenient location set in the centre of Hampton Village being close to Hampton Station, Hampton Village Green and local shops including Waitrose. Bushy Park and the River Thames are both close by along with some outstanding local schools.





Belgrade Road, TW12

Approx. Total Internal Area 1576 Sq Ft - 146.41 Sq M

(Including Restricted Height Area, Office, Store 1 & Store 2)

Approx. Gross Internal Area 1253 Sq Ft - 116.41 Sq M

(Excluding Restricted Height Area, Office, Store 1 & Store 2)

Approx. Gross Internal Area Of Office & Store 1 150 Sq Ft - 13.94 Sq M

Approx. Gross Internal Area Of Store 2 20 Sq Ft - 1.86 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

www.griffinsteven.co.uk

020 8979 1597

enquiries@griffinsteven.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements