



PERIOD COTTAGE WITH AN ABUNDANCE OF CHARACTER

153 BROAD LANE, HAMPTON, TW12 3BX



BEAUTIFULLY PRESENTED THROUGHOUT

153 BROAD LANE
HAMPTON, TW12 3BX

Reception room/dining room ♦ Kitchen ♦
3 bedrooms ♦ 2 bathrooms (one en suite)
♦ Loft space ♦ Garden ♦ Off-street
parking ♦ EPC rating = E

Situation

Broad Lane is close to Hampton village centre and station (both around 0.6 miles) which provides regular and direct trains into London Waterloo from 42 minutes. The London Borough of Richmond upon Thames offers a wide range of both state and private schools.

Description

This charming period property boasts an attractive blend of period and modern features throughout including wood flooring, high ceilings and period fireplaces. To the front is an attractive garden with picket fencing and space for parking. The property opens into a generous reception room/dining room boasting 2 exposed brick fireplaces. From the reception area you can access the kitchen which has extensive wall and floor mounted wood cabinetry. With two sinks and a large worktop area it is ideal for keen cooks. Windows overlook the garden and there is a stable door providing external access. Also



on the ground floor is a double bedroom with en-suite shower room, which could also be used as another reception room if required. With a vaulted ceiling and French doors leading to the rear garden, there are fitted cupboards with shelving above.

The first floor comprises the master bedroom which has extensive fitted wardrobes. The second bedroom is rear facing and benefits from a feature fireplace. The family bathroom can also be found on this floor and features an attractive roll top bath, freestanding shower and WC and overlooks the rear garden. Also on the first floor is access to the loft which is currently used as an overflow room/storage.

Externally to the rear the garden is mainly laid to lawn with well stocked flower beds and mature shrubs. There is a large area of terracing which is ideal for dining and enjoying the south facing garden. To the rear of the garden is a pergola which is draped with mature flowering shrubs.

Tenure:

Freehold

Local Authority:

London Borough of Richmond upon Thames

Viewing:

Strictly by appointment with Savills



Broad Lane, Hampton

Approximate Gross Internal Area = 107.1 sq m / 1153 sq ft
(Including Loft Space)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		