



Family home in private gated development

13 Hogarth Way, Hampton, Middlesex TW12 2EL

Freehold



Reception room • Open plan kitchen/ dining area • 4 bedrooms • 3 bathrooms • South-facing terrace • Communal garden • Off-street parking • Garage

Local information

Situated opposite the River Thames and moments from Hampton Court Palace and Royal Bushy Park this development benefits from stunning grounds which surround the property. The house is ideally located for Hampton Station which is about 0.6 miles away and provides regular and direct trains into London Waterloo in around 45 minutes (faster trains are available at Hampton Court and Teddington stations which are 1 mile and 1.4 miles respectively). Bridge Road in Hampton Court Village is just over a mile away and offers a wide selection of restaurants, bars, boutiques and shops with more extensive shopping accessible in nearby Kingston-upon-Thames. The M4, M3 and M25 motorways are within easy driving distance and offer excellent road links to Heathrow and Gatwick airports, with central London itself just 12.5 miles away.

About this property

Set within an exclusive gated development, this lovely family home welcomes you via steps leading to the front door. You are welcomed into hall entrance which benefits from useful storage. Double doors open onto the a double-length reception room which benefits from attractive flooring, a large bay window flooding the room with natural light and features a fireplace providing a delightful focus point. To the rear is the open plan kitchen/ dining area offering beautiful views to the garden. The kitchen offers a

comprehensive range of high specification fitted kitchen units and appliances, with a stunning peninsula unit topped with polished granite worktop.

From the hall entrance, stairs lead downstairs where a spacious separate bedroom/TV room is located to the rear of the property. Two sets of doors offer access to a stunning terrace and communal gardens beyond. Completing the accommodation on this floor is a separate WC and laundry facilities and to the front is the large garage.

On the first floor are three bedrooms. The principal bedroom comprises an en suite, built-in wardrobes and delightful views towards the gardens. There are two further bedrooms and a modern family bathroom.

Externally to the front, the property offers off-street parking. To the rear the house benefits from a south-facing sunny terrace, perfect for outdoor dining, with gates opening to the large communal garden covering approximately 4.5 acres, with numerous mature trees, shrubs and plants.

Tenure

Freehold

Local Authority

London Borough of Richmond upon Thames




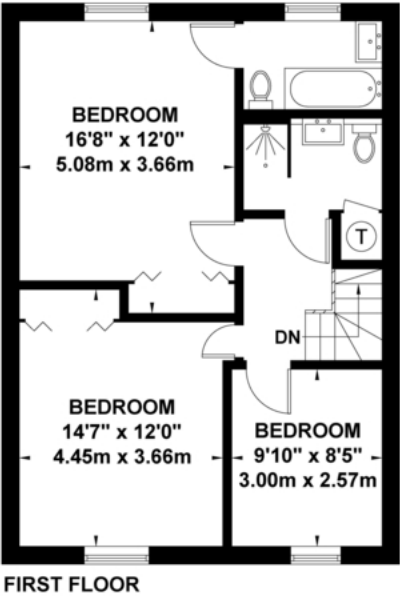
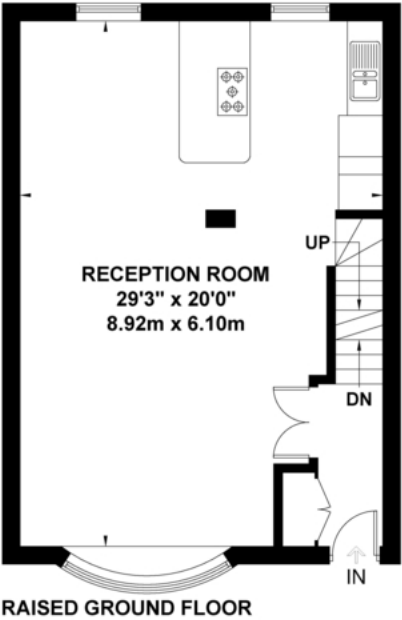
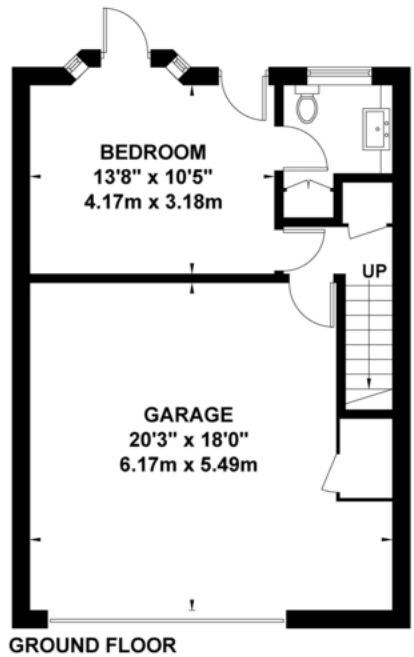


Hogarth Way, Hampton

Approximate Gross Internal Area = 132.5 sq m / 1426 sq ft
Garage = 31.10 sq m / 334 sq ft
Total = 163.6 sq m / 1760 sq ft




 = Reduced headroom below 1.5m / 5'0"



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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