

FOR SALE

£425,000 Freehold



92 Rectory Grove, Hampton. TW12 1EE

- Entrance Porch
- Spacious Lounge/ Diner
- Separate Kitchen
- First Floor Landing
- Three Good Sized Bedrooms
- Large Family Bathroom
- Front and Rear Gardens
- Newly Refurbished
- Double Glazing
- Combi Boiler



PROPERTY DESCRIPTION

A recently refurbished family home, just a short distance from Hampton Common, local schools, amenities and easy access to the M3. Offered to the market with its own garage in rear block and no onward chain as well as all required landlord certificates including gas safety and EICR. An early viewing is advised to avoid missing out.



ROOM DESCRIPTIONS

Entrance Porch

Approached via a side aspect UPVC door, laminate flooring, two built in storage cupboards housing the combi boiler. Glass door to;

Living Room

4.44m x 4.51m (14' 7" x 14' 10") Front aspect double glazed window, laminate flooring, wall mounted radiator.

Dining Room

2.78m x 2.31m (9' 1" x 7' 7") Rear aspect double glazed window, under stair storage cupboard, laminate flooring, wall mounted radiator, door to;

Kitchen

3.23m x 2.10m (10' 7" x 6' 11") Rear aspect double glazed window and door. A modern range of eye and base level units with integrated oven, hob, extractor fan and space for white goods.

First Floor Landing

Carpeted flooring, loft hatch, doors to all rooms.

Principle Bedroom

4.75m x 2.57m (15' 7" x 8' 5") Front aspect double glazed window, carpeted flooring and wall mounted radiator.

Bedroom Two

2.91m x 2.57m (9' 7" x 8' 5") Rear aspect double glazed window, carpeted flooring, wall mounted radiator.

Bedroom Three

3.32m x 1.84m (10' 11" x 6' 0") Front aspect double glazed window, carpeted flooring, built in over stair wardrobe and wall mounted radiator.

Bathroom

Rear aspect double glazed window with frosted glass, roll top bath with glass screen and shower attachment, low level WC and pedestal wash basin. Heated towel rail, extractor fan and tiled floor/ walls.

Garden

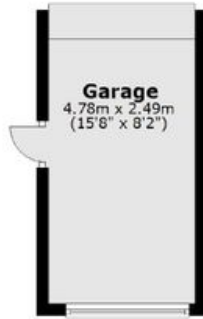
Mostly laid to lawn with planted borders and rear shed. Gate located at the end of garden to allow access to garage.

Garage

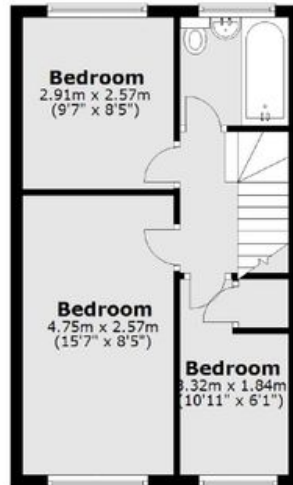
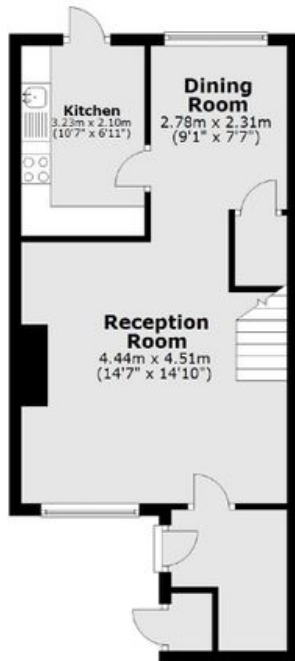
Large enough for one car and accessed via an up an over door. Located in a block behind the property.



Ground Floor



First Floor



Total area: approx. 86.9 sq. metres (935.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	