



Yale

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For Sale

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# Broad Lane, Hampton, TW12 3BW

End of Terrace 4 bedroom Edwardian family home with driveway parking and a 60ft garden. Situated in a popular residential area within 0.7 miles of Carlisle Infants, Buckingham Primary, Lady Eleanor Hollis and Hampton Boys Schools and only 0.6 miles from Hampton Village shops, bars, restaurants and train station.

With vacant possession and no onward chain.

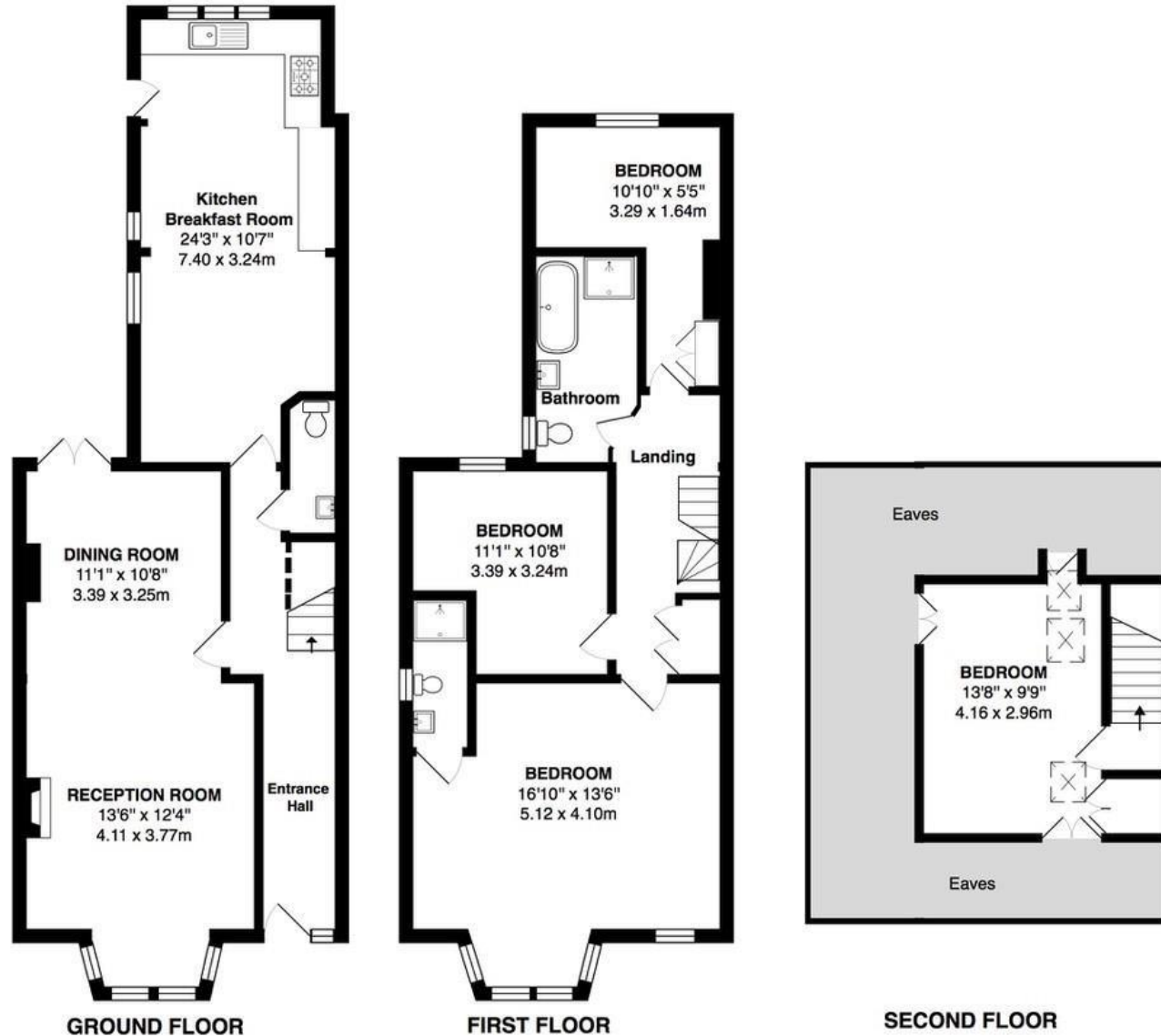
Tastefully presented to offer 1381 sq ft of well proportioned living space over 3 floors with an original tiled entrance hallway, charming period features, modern fixtures, fittings and floorings, double glazed windows and doors, neutral decor and potential to further extend/reconfigure layout on the ground floor and fully loft convert (subject to Planning Permission and Building Regulations).

Entrance hallway leads to the bay fronted, dual aspect living/dining room with a fireplace, plantation shutters and access to the garden, the w.c and into the open plan kitchen/breakfast room at the rear. This spacious room has a feature brick wall, large windows, space for dining/seating and a stylish fitted kitchen. A door at the side opens onto the garden with a patio, lawn, mature planting, shed storage and gated side access. On the first floor are 2 double bedrooms, the master with an en suite shower room, the family bathroom and a single bedroom/home office. Stairs lead up to a double bedroom on the second floor with extensive eaves storage.

Located 0.3 miles from Hatherop Park, 0.9 miles from Bushy Park and 0.7 miles from the A308 with direct access past Kempton to the M3/M25. EPC Rating E

- End of Terrace Family Home
- 4 Bedrooms and 2 Bathrooms
- Driveway Parking
- Desirable Residential Location
- Potential to Further Extend (stpp)
- 60 Ft Garden with Side Access
- 0.6 Miles from Hampton Village and Station
- Within 0.7 Miles of Popular Schools





TOTAL FLOOR AREA approx. = 1,381 Sq.Feet (128.3 sq.metres)

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