



- Freehold
- Four bedrooms
- Off street parking
- Potential to extend

## Priory Gardens, Hampton

A beautifully presented four bedroom semi-detached family home situated in a quiet cul-de-sac location.

£840,000





## Property Description

A beautifully presented four bedroom semi-detached family home situated in a quiet cul-de-sac location. The living space on the ground floor comprises a wide entrance hall, spacious bay-fronted reception room, an extended modern kitchen/breakfast room with underfloor heating and doors leading to the garden, WC and utility room with side entrance. On the first floor there are four bedrooms, a family bathroom and one further shower room. Further benefits include a well proportioned West facing rear garden, an insulated garden room with power, garage, off street parking for multiple cars, side access and the potential to extend into the loft (subject to planning permission and the usual consents).

### Location

Priory Gardens is a quiet, highly sought after cul-de-sac located off Priory Road. It is within walking distance of Hampton infants school and Hampton junior school as well as a wide selection of popular nurseries, secondary, independent and grammar schools. Transport links are excellent, with the A316, M3, M25 and A308 all being easy to reach by car.

Kingston, Richmond, Twickenham, Teddington and Hampton Court are all easy to reach by car or public transport. Hampton Station, The River Thames and Hampton Village with its array of shops, restaurants and cafes are all close by.

The area boasts many green spaces, landmarks and facilities, including Hampton Court Palace, Bushy Park, Hampton Open Air Pool and a great choice of restaurants, pubs, theatres, shops, allotments, medical amenities and community facilities. Hampton is known for its welcoming, vibrant community, which organises regular events and entertainment for residents of all ages.







## Priory Gardens, TW12

Approx. Gross Internal Area 1351 Sq Ft - 125.51 Sq M  
(Excluding Garage & Office)

Approx. Gross Internal Area Of Garage 68 Sq Ft - 6.32 Sq M

Approx. Gross Internal Area Of Office 78 Sq Ft - 7.25 Sq M



Ground Floor  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC RATINGS TO FOLLOW**

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**EPC RATINGS TO FOLLOW**

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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