



- Freehold
- Three double bedrooms
- Off street parking
- Semi-detached

Rectory Grove, Hampton

£500,000

A well proportioned semi-detached family home set in a convenient location benefiting from off street parking and two bathrooms.



Property Description

A well proportioned semi-detached family home set in a convenient location. The property is ready to move in to but still allows for you to put your own mark on it. The living space comprises of a wide entrance hallway, large reception room, dining room, kitchen breakfast room and stairs to the first floor. The first floor offers three double bedrooms and two bathrooms. Further benefits include private off street parking and a large rear garden with workshop and separate brick built shed.

Location

Rectory Grove is a set within the sought after Poets development with easy access to transport facilities and local schools.



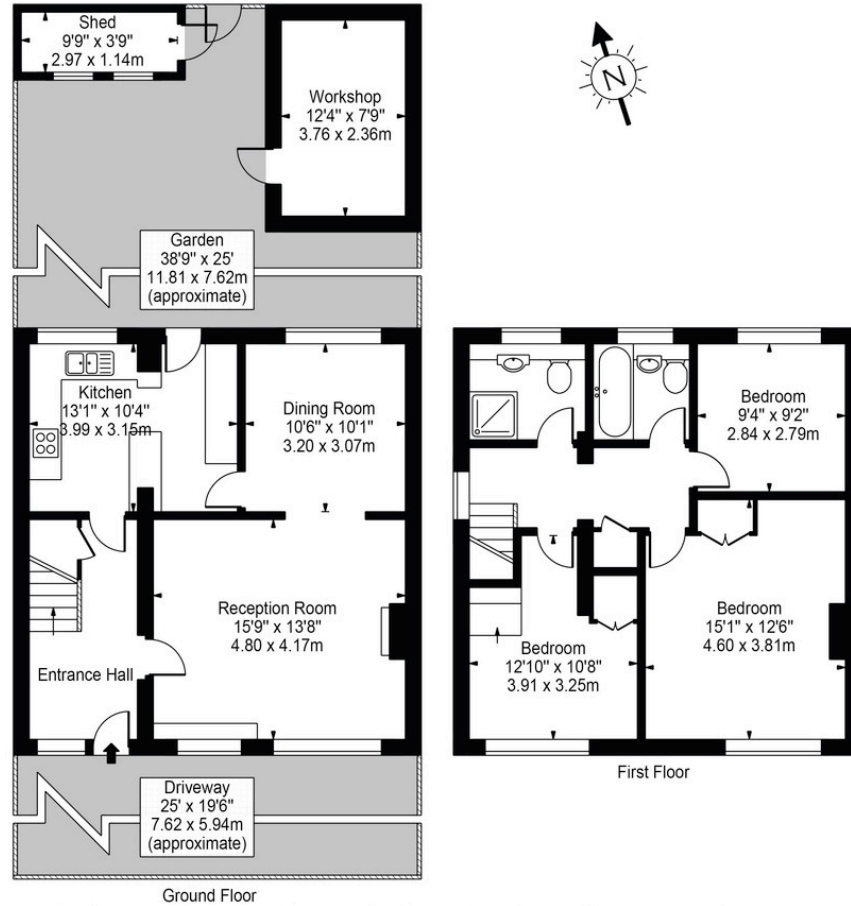


Rectory Grove, TW12

Approx. Gross Internal Area 1164 Sq Ft - 108.14 Sq M
(Excluding Workshop & Shed)

Approx. Gross Internal Area Of Workshop 95 Sq Ft - 8.87 Sq M

Approx. Gross Internal Area Of Shed 36 Sq Ft - 3.39 Sq M



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 and 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