

Sandringham Mews Hampton



£2,075 PCM

- Modern three bedroom house
- Spacious kitchen / dining room
- Cul-de-sac location
- Off street parking
- Available February 2023
- Beautifully presented
- Ground floor cloakroom
- Convenient transport links
- Offered unfurnished
- Council tax band E

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Sandringham Mews, Hampton, TW12 2LF

A beautifully presented three bedroom home arranged over two floors. The accommodation comprises an entrance hallway with cloakroom, a front aspect kitchen breakfast room with a range of fitted units and integrated appliances. Ground floor cloakroom with w/c and wash hand basin. The spacious reception room is rear aspect with double glazed French doors leading on to the garden and there is ample space for sitting and dining reception areas.

Upstairs there are two double bedrooms and a single bedroom. The principal bedroom has an en-suite shower room. The main modern bathroom offers a shower over bath, wash hand basin and W/C.

There is a lovely front garden with flower and shrub borders and off-street parking. The rear garden offers a small summer house and garden shed.

Offered unfurnished. Available February 2023. The council tax band is E with Richmond Borough.

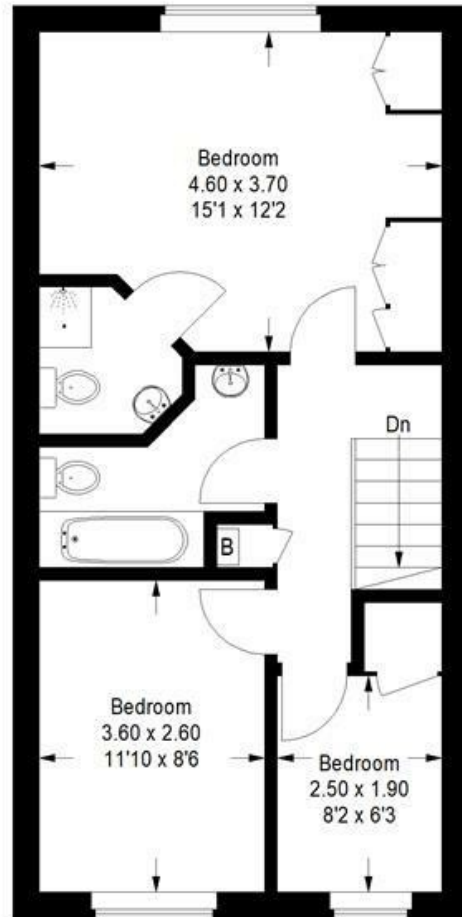
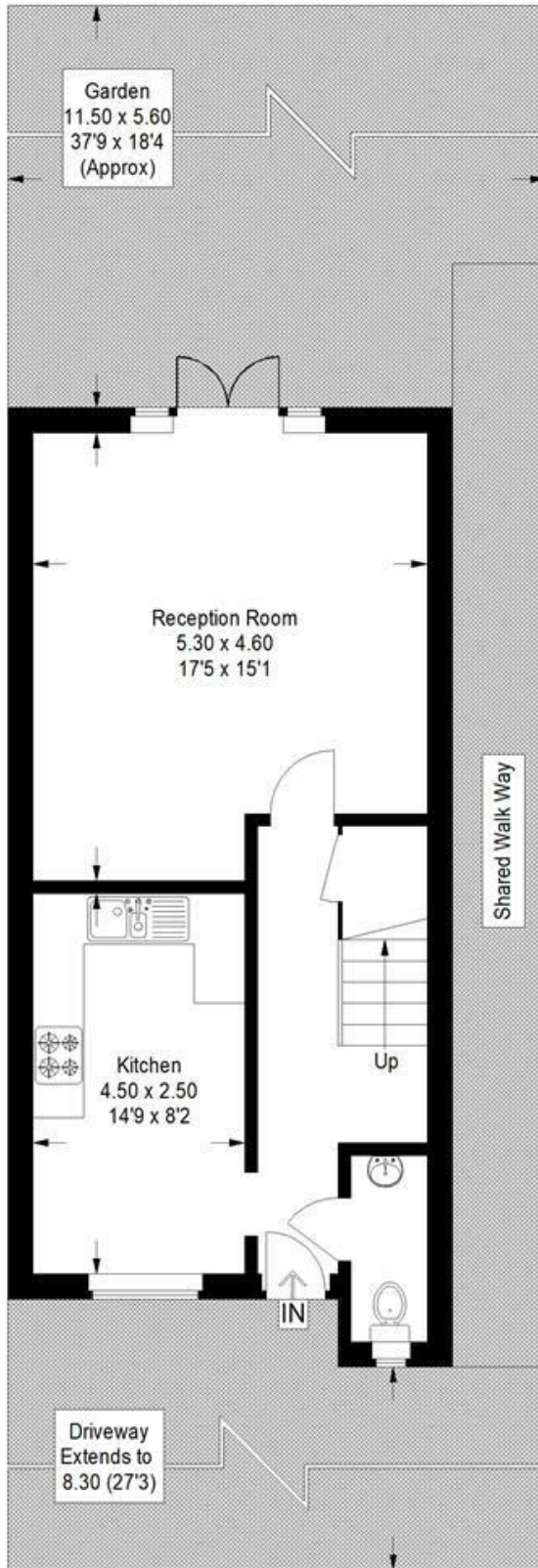


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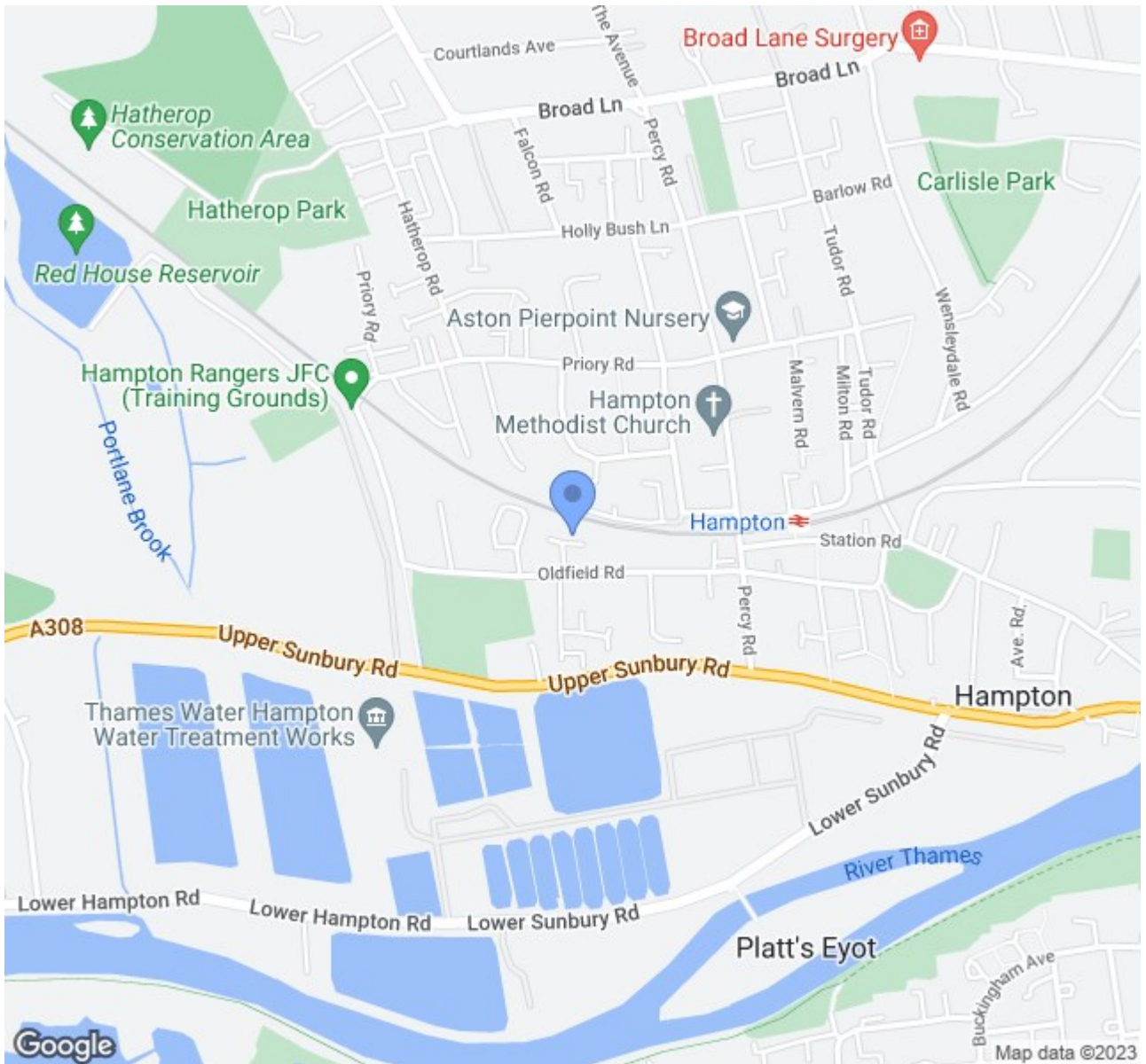
Approximate Gross Internal Area
93.7 sq m / 1008 sq ft



Ground Floor = 47.4 sq m / 510 sq ft

First Floor = 46.3 sq m / 498 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 923583)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales	EU Directive 2002/91/EC	75	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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 & Wales	EU Directive 2002/91/EC		

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them