



Websters  
estate agents

# Wordsworth Road, Hampton, TW12 1ER

Mid Terrace 2 double bedroom home in a popular residential development with a south facing garden and a separate garage. Located just 0.2 miles from bus stops towards Kingston and Heathrow, 0.3 miles from Hampton Common and within 0.5 miles of local shops.

Offering 700 sq ft of well balanced living space over 2 floors with tiled flooring downstairs, wood floor upstairs, double glazed windows, neutral decor and potential to loft convert to add a third bedroom with en-suite (subject to Planning Permission and Building Regulations)

Entrance hallway leads to the laundry cupboard, the fitted kitchen and the living room with space for living and dining at the rear. Sliding doors open onto the south facing garden with a patio, lawn, mature planting and gated rear pedestrian access to the garage block with vehicle access from the road at the side.

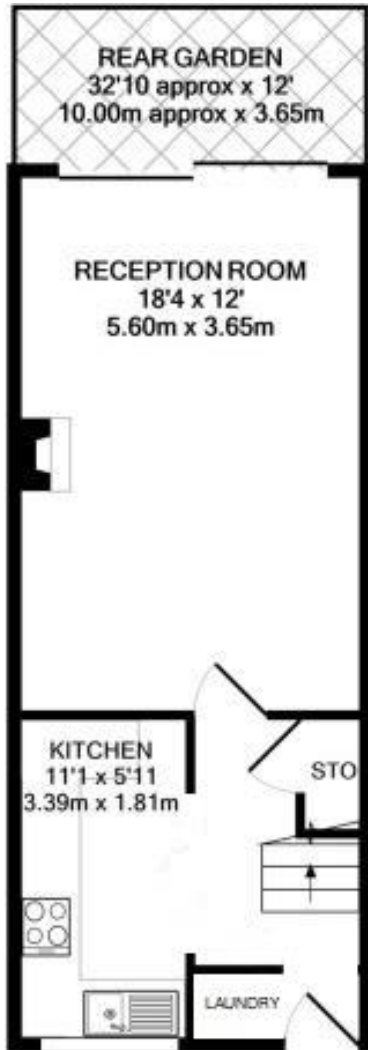
On the first floor are 2 double bedrooms, the recently replaced family bathroom and hatch access to loft storage.

Situated 0.4 miles from Buckingham Primary, Hampton Boys, LEH and Hampton High Schools.

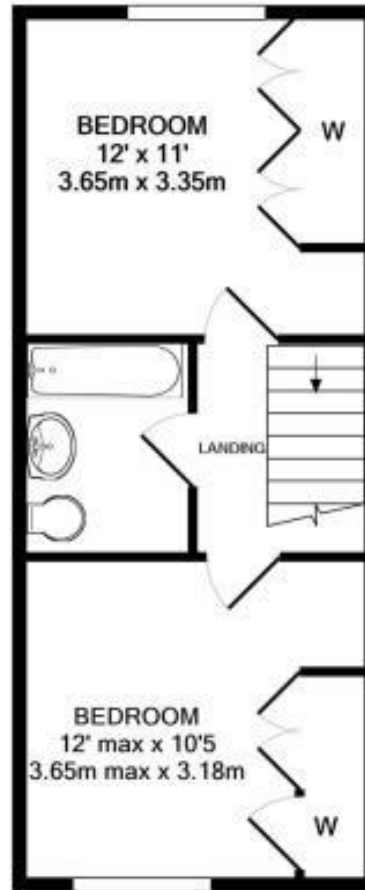
EPC Rating E

- Mid Terrace 2 Double Bedroom Home
- South Facing Garden and Garage
- 700 Sq Ft of Living Space over 2 Floors
- Potential to Loft Convert (stpp)
- Spacious Living Room and Separate Kitchen
- Popular Residential Development
- Within 0.5 Miles of Shops and Schools

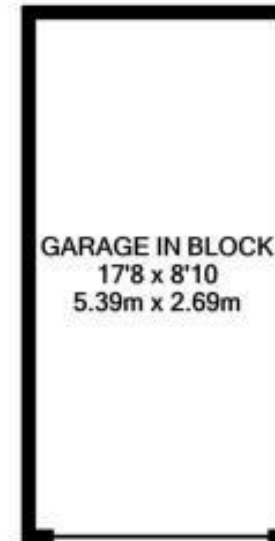




GROUND FLOOR  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.5 SQ.M.)



GARAGE IN BLOCK  
APPROX. FLOOR  
AREA 153 SQ.FT.  
(14.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 700 SQ FT (65 SQ M)

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