



- Freehold Victorian family home
- West facing mature rear garden
- Off street parking for multiple cars
- Uniquely wide plot

## Chestnut Avenue, Hampton

A striking detached Victorian family home situated in a convenient and central Hampton Village location.

£2,500,000





## Property Description

A striking detached Victorian family home situated in a convenient and central Hampton Village location. The property is in beautiful condition throughout and boasts all of the character and charm that you would expect from a house of this period, including original sash hung windows, feature fireplaces, high corniced ceilings and original flooring.

This unique house benefits further from having the coach house adjoined to the property which leads to a larger than average plot size (being in excess of 70ft wide) and lots of internal living space ideal for formal entertaining and every day family life. The living space on the ground floor comprises a front door with exquisite stained glass to a wide entrance hall with original tiles, a bay fronted reception room, dining room, study, modern open plan kitchen/breakfast room, utility room, one further exceptionally large reception room situated on the ground floor of the converted coach house and a downstairs WC.

The first floor holds the master bedroom, complete with ample fitted storage space and en-suite shower room, three further double bedrooms, one single bedroom/study and the family bathroom. The first floor of the coach house offers a large games room/gym with dual aspect windows and an en-suite shower room.

Further benefits include off street parking for multiple cars, a garage with separate boot room and an absolutely stunning mature West facing rear garden which offers an array of fruit producing trees and bushes.

### Location

Chestnut Avenue is a highly sought after and convenient location situated in the the heart of Hampton Village. It is ideally located for some of the Richmond Borough's most exceptional local schools, including LEH Girls, Hampton Boys and Twickenham Prep.

Hampton station and the Royal Grounds of Bushy Park are close by along with the River Thames.

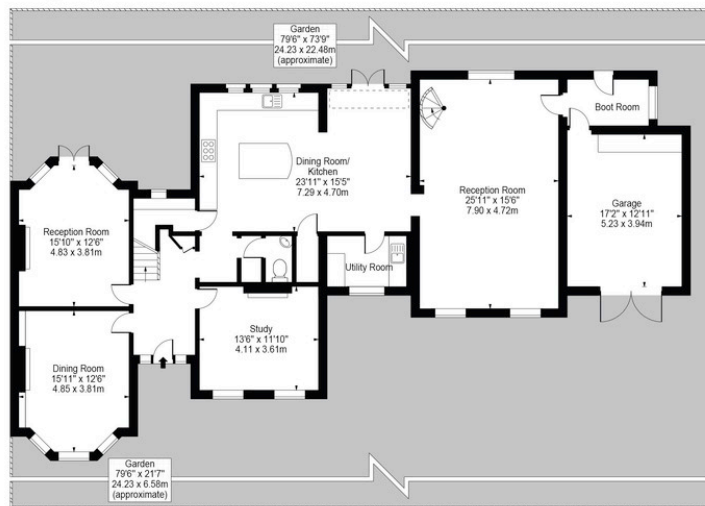
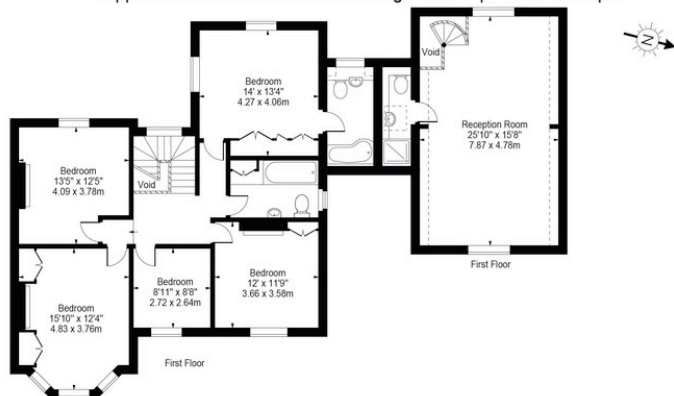








Chestnut Avenue, TW12  
 Approx. Gross Internal Area 3438 Sq Ft - 319.60 Sq M  
 (Including Garage, Restricted Height Area & Excluding Void)  
 Approx. Gross Internal Area 3118 Sq Ft - 289.67 Sq M  
 (Excluding Garage, Restricted Height Area & Void)  
 Approx. Gross Internal Area Of Garage 226 Sq Ft - 21.00 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) <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		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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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