

# Milestone

## RESIDENTIAL

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### 25 Gresham Road, Hampton, TW12 3RB



**Asking Price £510,000 Freehold**



**A beautifully presented 2-bedroom mid terrace home with garage and secluded garden in popular cul de sac location close to village centre and station.**

# 25 Gresham Road, Hampton, TW12 3RB

## FOR SALE

This modern extended mid terrace home features an entrance hall with door to a comfortable lounge and open access to a splendid and well fitted modern kitchen with timber flooring continuing through to a brick-built conservatory with dining room and access to a delightful secluded and easy maintenance garden.

The first floor provides 2 excellent bedrooms, the main with fitted wardrobes, the second at present used as a dressing room and a modern fully tiled bathroom with shower. There is also a garage opposite and visitors parking.

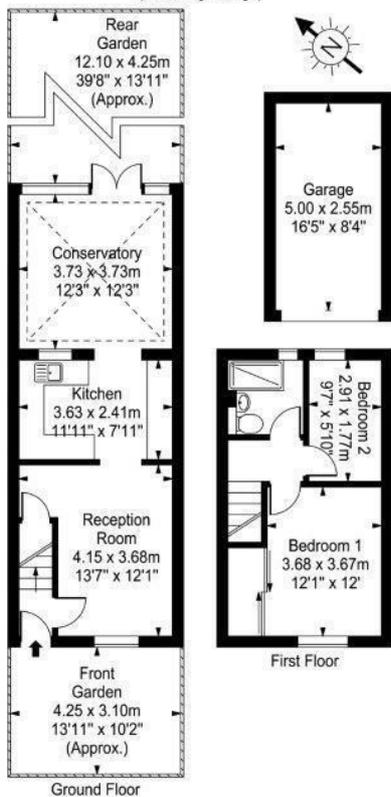
## LOCATION

Situated in a pleasant cul de sac of similar styled housing and just a short distance from village shops, supermarkets and Hampton Station. Bushy Park and the Thames are close by aswell as excellent schools.



## Gresham Road

Approx. Gross Internal Area  
64 Sq M - 689 Sq Ft  
(Excluding Garage)



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	79	EU Directive 2002/91/EC	64
England & Wales		England & Wales	

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.