

**Stevens Close  
Hampton  
TW12 3YW**

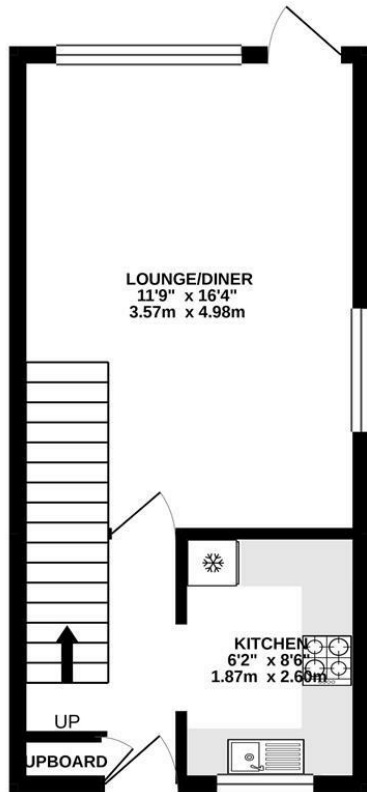
£1,600

**ChaseBuchanan**

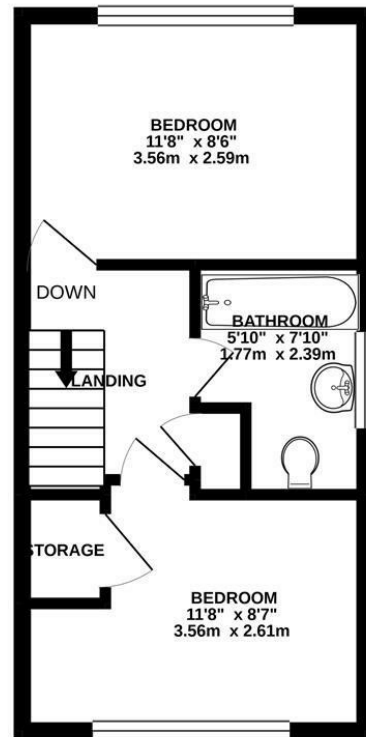




GROUND FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    | Current | Target |
|---|---------|--------|
| 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                                     |         |        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current | Target |
|---|---------|--------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |        |
| 92-100% A   |         |        |
| 81-91% B  |         |        |
| 69-80% C  |         |        |
| 55-68% D  |         |        |
| 39-54% E  |         |        |
| 21-38% F  |         |        |
| 1-20% G   |         |        |

- Two double bedrooms
- Newly redecorated to a neutral colour
- Wooden flooring downstairs
- Private rear garden
- Garage
- Side access
- End terrace
- EPC C

Set in a popular residential location and close to schools, shops and bus links, is this well presented, two double bedroom family home.

On the ground floor is a modern fitted kitchen and bright & spacious reception room with hard wood flooring throughout. The reception room has a warm cozy feel and overlooks the beautiful, easy to maintain, private garden with decked seating area & also benefits from side access.

Moving upstairs, you will find two double bedrooms and a modern family bathroom.

Having just been completely redecorated throughout to a neutral colour, new carpets and with the added convenience of a private garage this property really is a must see, so be the first to view, give Chase Buchanan a call on: 020 8941 7576.

Chase Buchanan are bonded members of ARLA Propertymark.

For more information or to book a viewing, please contact:

020 8941 7576

**ChaseBuchanan**

101 High Street, Hampton Hill, TW12 1NJ

Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.