

**£620,000**  
**Hampton Lane**  
Hanworth, TW13 6NP





## PROPERTY SUMMARY

Situated on Hampton Lane, this four-bedroom semi-detached period home offers over 1,400 sq. ft. of well-proportioned living space and excellent potential for improvement — a rare opportunity for buyers looking to put their own stamp on a property in a sought-after location.

On the ground floor, the accommodation includes a spacious reception room and a kitchen with direct access to the rear garden, enhancing the home's practicality and flow. The layout also features a convenient bedroom with a three-piece bathroom, making it ideal for guests or multi-generational living.

Upstairs, three further well-proportioned bedrooms are served by two additional bathrooms, offering flexibility and comfort for families of all sizes.

Externally, the property benefits from a large rear garden, a store garage, and a private driveway, adding to its convenience.

For those wishing to enhance or expand the home, there is scope for extension (STPP), making this an exciting project and a fantastic opportunity to create a dream home in a desirable location!

4



3



1







Approximate Gross Internal Area (Including Garage)  
 133.06 sq m / 1432 sq ft  
 Shed = 3.52 sq m / 38 sq ft  
 Total = 136.58 sq m / 1470 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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## LOCAL AUTHORITY

Hounslow

## TENURE

Freehold

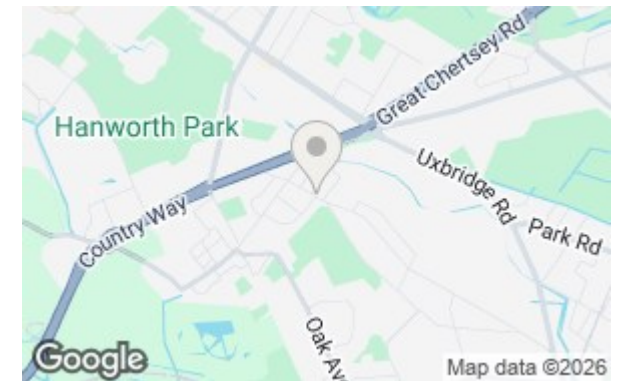
## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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## OFFICE DETAILS

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