



- Development potential
- Semi-detached house
- Three bedrooms
- Off street parking

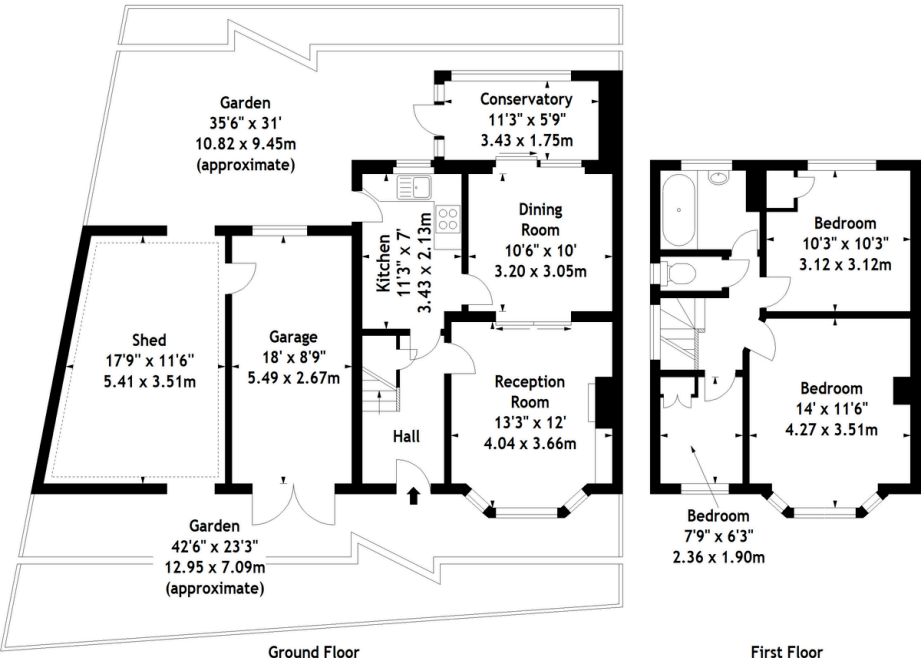
## Priory Gardens, Hampton

£650,000

A semi-detached house in need of modernisation throughout with development potential. The living space comprises a double reception room, kitchen, three bedrooms, conservatory and a family bathroom with separate W/C. Further benefits include a secluded rear garden, garage, ample off street parking and the potential to extend to the side, rear and into the loft (subject to planning permission and the usual consents) Priory Gardens is a quiet Cul De Sac location off Priory Road close to Hampton station, Hampton infants school and Hampton junior school. The River Thames and Hampton village with all of its shops, restaurants and cafes are both close by.



Priory Gardens, TW12  
Approx. Gross Internal Area  
926 Sq Ft - 86.03 Sq M  
Garage & Shed  
Approx. Gross Internal Area  
374 Sq Ft - 34.74 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			AWAITING EPC	(92-100) 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					
	1	1		1	1
England & Wales		EU Directive 2002/91/EC		England & Wales	
Very environmentally friendly - lower CO <sub>2</sub> emissions					
Not environmentally friendly - higher CO <sub>2</sub> emissions					

**AWAITING EPC**

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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