

# SNELLERS

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**Hartington Road, TW1**

**£1,525,000**

An immaculately presented, four bedroom semi-detached Edwardian family home conveniently located in this sought after cul-de-sac in the heart of St Margarets Village.



Arranged over three floors and tastefully decorated throughout the accommodation offers a welcoming entrance hallway with underfloor heating spanning across the entire ground floor, a bay fronted reception room with a working fireplace, a downstairs W.C, a utility room cleverly incorporating a mezzanine level perfect for storage and a wonderfully extended open plan kitchen with impressive floor to ceiling height featuring high quality integrated appliances, a dining area and a snug with bi-folding doors onto well designed private garden.

On the first floor there is a generous double bedroom with a balcony, a second double bedroom with built-in wardrobes, a family bathroom and a further bedroom. Into the loft can be found the master bedroom with an en suite shower room and plenty of eaves storage space.

Further benefits include a sizeable storage unit and potential to extend.


Hartington road is enviably located in this popular residential cul-de-sac in the heart of St Margarets Village, perfectly positioned for the outstanding local school catchments.

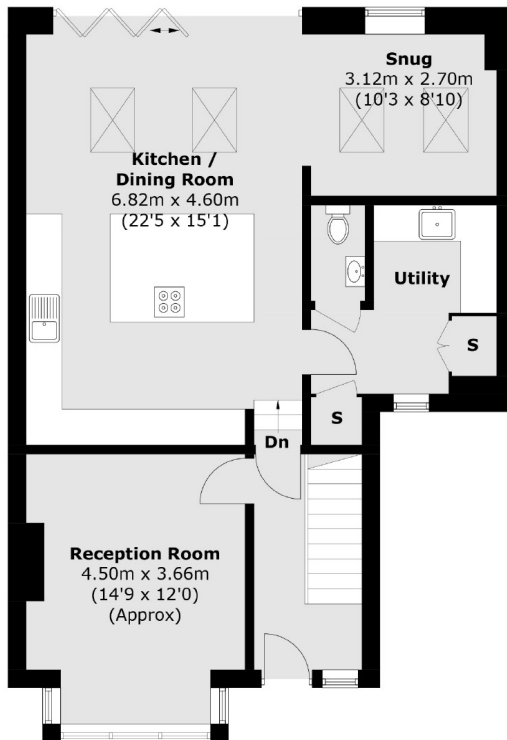
- Edwardian Family Home • Semi Detached • Four Bedrooms •
- Two Bathrooms • No Chain • Orleans Catchment •



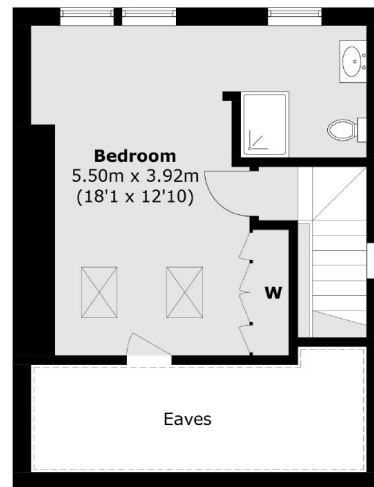
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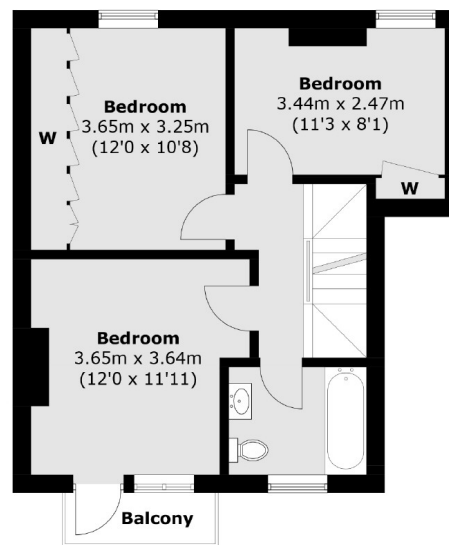
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**Second Floor**



**First Floor**

Total area (approx.): 152.4 sq. m (1,640.4 sq. ft)  
(Excluding Eaves)  
Balcony Area : 2.1 sq. m (22.6 sq. ft)

Snellers St. Margarets Sales  
36 Crown Road  
St Margarets  
TW1 3EH  
020 8892 8008  
[stmargaretssales@snellers.co.uk](mailto:stmargaretssales@snellers.co.uk)

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