



67 High Street Hampton, TW12 2SX

An impressive Georgian period detached property situated in a popular residential area and offered for sale in excellent decorative order. Offering six bedrooms, four bathrooms and two good size reception rooms, together with a fitted kitchen/breakfast room the property offers some 3500 sq ft of accommodation. Further benefits include a landscaped rear garden, new garage and off street parking - an internal inspection is strongly recommended.



Detached Georgian House

Four Bathrooms.

Kitchen/Breakfast Room.

Six Bedrooms.

Landscaped Rear Garden

Garage & Off Street parking

Offers in Excess of £1,500,000



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Performance Certificate

67, High Street, HAMPTON, TW12 2SX

Dwelling type: Detached house
Date of assessment: 19 January 2017
Date of certificate: 20 January 2017

Reference number: 0643-2891-7390-9593-3535
Type of assessment: RdSAP, existing dwelling
Total floor area: 270 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

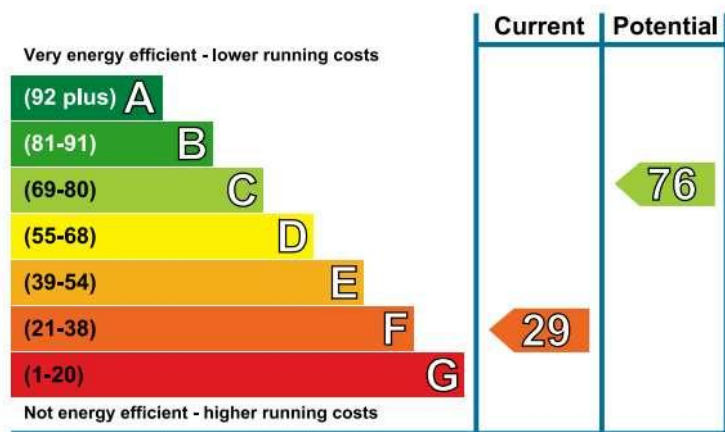
Estimated energy costs of dwelling for 3 years:	£ 12,081
Over 3 years you could save	£ 7,659

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 636 over 3 years	£ 336 over 3 years	
Heating	£ 10,722 over 3 years	£ 3,696 over 3 years	
Hot Water	£ 723 over 3 years	£ 390 over 3 years	
Totals	£ 12,081	£ 4,422	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 4,815	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 411	
3 Draught proofing	£80 - £120	£ 204	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.