



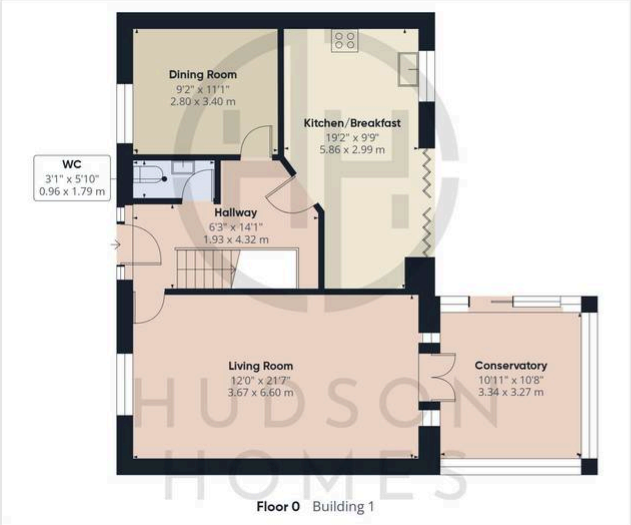
37 Hargate Way, Hampton Hargate

£420,000 Freehold

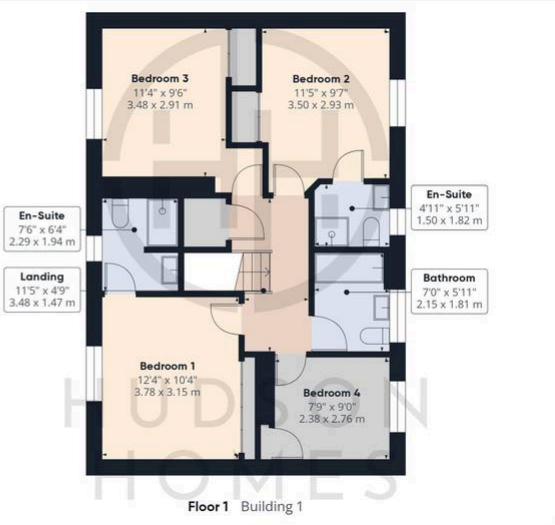
CORNER PLOT with SOUTH FACING REAR GARDEN • TWO RECEPTION ROOMS & VICTORIAN STYLE CONSERVATORY • FOUR DOUBLE BEDROOMS TWO with EN-SUITES • FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM • SINGLE GARAGE plus WORKSHOP & DOUBLE WIDTH DRIVEWAY • REPLACEMENT IDEAL LOGIC BOILER AUGUST 2024 • INTERNAL FLOOR AREA 1,421 sqft • SHORT WALK to SHOPS, SCHOOLS & NURSERY'S • COUNCIL TAX BAND E £2671 PER YEAR • 4.6 MILES to the TRAIN STATION & CITY CENTRE



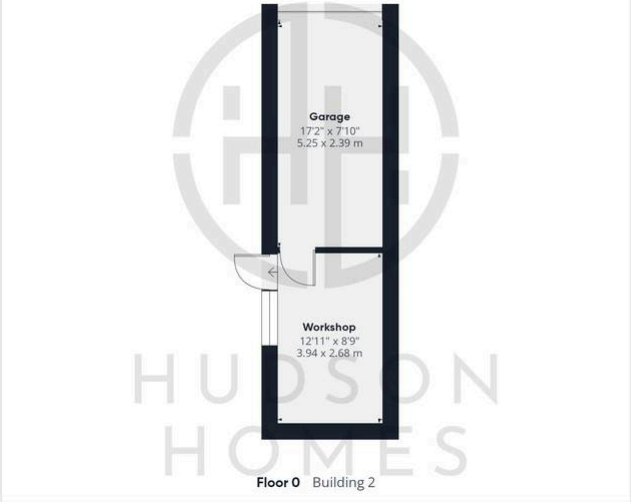
HUDSON
HOMES



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1678 ft²
155.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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