



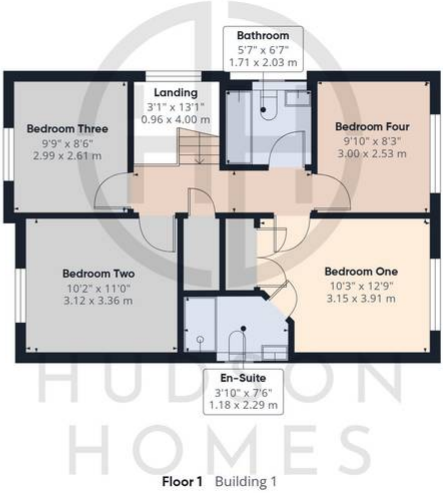
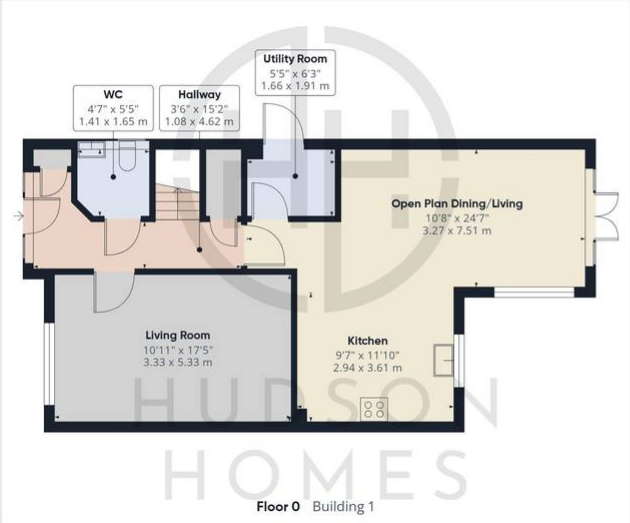
14 Birkett Road, Hampton Heights

£425,000 Freehold

Generous 2,336 sq ft plot with a spacious 1,367 sq ft interior, offering excellent outdoor space alongside versatile and well-proportioned living accommodation. • New-build assurance – finished in August 2024 and covered by a 10-year NHBC warranty. • Hassle-free purchase – offered with no forward chain for a smoother transaction. • Practical storage throughout – including a hallway with dedicated coats/shoe storage and an additional cupboard, along with a walk-in cupboard on the landing. • Light-filled integrated kitchen diner – layout, vaulted ceiling, four Velux windows and French doors to the garden. • Spacious cloakroom and side access door to the garden. • Primary bedroom includes an en-suite shower room and double fitted wardrobes. • Well-sized additional room. • Front and rear gardens – garden laid to lawn with a large patio area and a garage behind the property, a dedicated space in front of it and parking bays at the front of the house and surrounding green spaces. • Transport



HUDSON
HOMES



Approximate total area⁽¹⁾
1464 ft²
136 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.

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