

FOR SALE

£550,000 Freehold



71 Trevithick Close, Feltham. TW14 9XJ

- Entrance Hall
- Lounge/Dining Room
- Kitchen
- Downstairs WC
- 4 Bedrooms
- Modern Family Bathroom
- Modern En-Suite to Master Bedroom
- Driveway
- Garage
- Gas Central Heating



PROPERTY DESCRIPTION

A spacious and extended linked detached home with garage, driveway and converted loft conversion. Conveniently located in a popular and quiet residential road, just a short distance from Feltham Station and High street as well as links to local schools and Heathrow Airport. Offered to the market with no onward chain and fully landlord compliant with EICR and gas safety certs. Contact our office for more information.



ROOM DESCRIPTIONS

Entrance

Approached via a front aspect UPVC door, laminate flooring, stairs to first floor and door to;

Kitchen

2.61m x 2.66m (8' 7" x 8' 9") Front aspect double glazed window, a modern range of eye and base level units with integrated combi boiler, drainage sink, oven, hob, extractor fan, fridge/ freezer and washing machine. Laminate flooring and tiled splash backs.

Living Room

4.77m x 4.64m (15' 8" x 15' 3") Built in under stair cupboard, laminate flooring, wall mounted radiator and entryway to;

Dining Room

4.81m x 2.57m (15' 9" x 8' 5") Skylight and rear aspect double glazed windows/ French doors to garden, laminate flooring, wall mounted radiator and door to garage.

Downstairs WC

Front aspect double glazed window, low level WC, pedestal wash basin.

First Floor Landing

Laminate flooring, built in storage cupboard and doors to all rooms.

Principle Bedroom

2.98m x 3.06m (9' 9" x 10' 0") Front aspect double glazed window, laminate flooring wall mounted radiator and door to;

En-Suite

1.70m x 1.76m (5' 7" x 5' 9") Front aspect double glazed window with frosted glass, shower, low level WC, pedestal wash basin and tiled floor/ walls.

Bedroom Two

2.86m x 2.15m (9' 5" x 7' 1") Rear aspect double glazed windows, laminate flooring and wall mounted radiator.

Bedroom Three

1.82m x 2.44m (6' 0" x 8' 0") Rear aspect double glazed windows, laminate flooring and wall mounted radiator.

Loft Bedroom

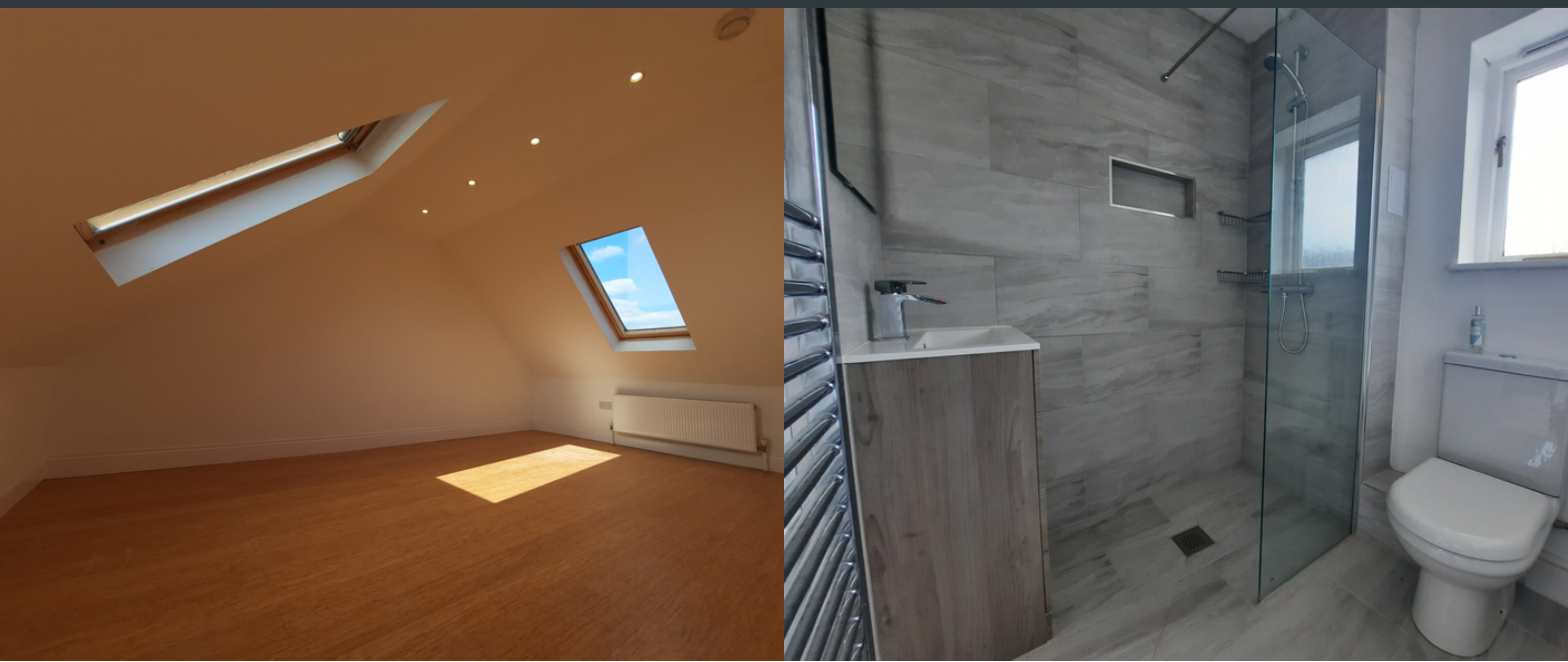
3.73m x 4.67m (12' 3" x 15' 4") Front and rear aspect double glazed skylight windows, laminate flooring.

Garden

Mostly laid to lawn with planted borders, raised patio with overlapping pergola.

Garage

2.73m x 5.55m (8' 11" x 18' 3") Approached via an up and over door, pitched roof, power and lighting.





Approximate net internal area: 1070.1 ft² (1234.83 ft²) / 99.42 m² (114.72 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	