



## **2 Grange Mews, Off Sunbury Road, Feltham, TW13 4NZ**

WELL PRESENTED & SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED ALONG THIS SOUGHT AFTER ROAD IDEALLY LOCATED FOR LOCAL SHOPS & SCHOOLS, LOCAL MOTORWAY NETWORKS & HEATHROW AIRPORT. The property benefits from a spacious lounge/diner, separate modern fitted kitchen, downstairs W.C, three well-proportioned bedrooms, modern white bathroom suite, secluded rear garden, driveway and garage. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### **Covered Porch**

With double glazed Composite door to:

### **Entrance Hall**

Light and power points, radiator, built-in storage cupboard, stairs to first floor and doors to:

### **Downstairs W.C.**

Front aspect UPVC double glazed window, low level W.C, wash hand basin, radiator, tiled floor.

### **Lounge/Diner**

Rear aspect UPVC double glazed window and French doors to Garden, light and power points, TV point, Oak flooring, understairs storage cupboard.



### **Kitchen**

Front aspect UPVC double glazed window, range of modern fitted units at eye and base level, roll edged worktops, 1 1/2 bowl sink drainer unit, built-in oven and hob with extractor over, space for fridge & washing machine. Wall mounted boiler, partly tiled walls.



## **First Floor**

### **Landing**

Light point, cupboard housing hot water tank, access to loft space and doors to:

### **Bedroom 1**

Front aspect UPVC double glazed window, light and power points, radiator.



### **Bedroom 2**

Rear aspect UPVC double glazed window, light and power points, radiator.

### **Bedroom 3**

Rear aspect UPVC double glazed window, light and power points, radiator.

### **Bathroom**

Front aspect UPVC double glazed window, panel enclosed bath with shower over, low level W.C, pedestal wash basin, radiator, light and extractor.



## **Outside**

### **Front Garden**

With driveway leading to Garage, pathway to front door.

## ROOM DESCRIPTIONS

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### **Rear Garden**

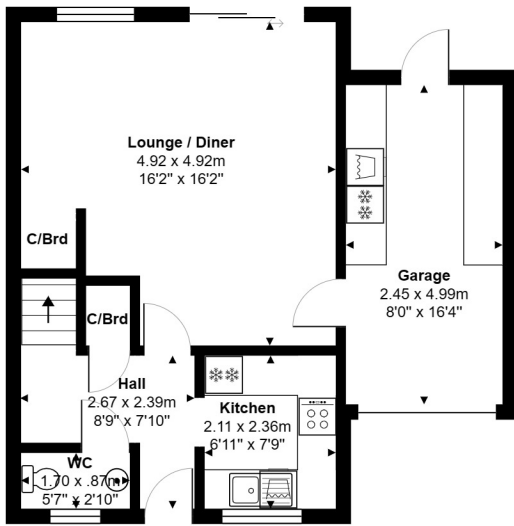
Paved patio area nearest to house, mainly laid to lawn, brick-built shed, workshop with light and power.



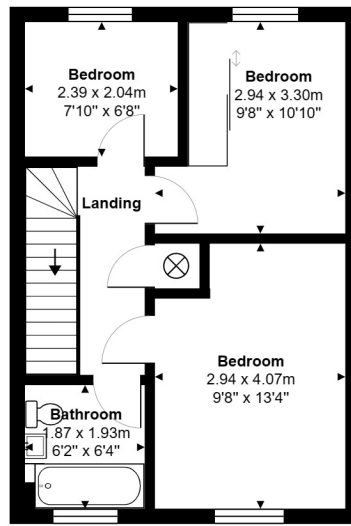
### **Garage**

With metal up and over door, light and power points, rear aspect door to Garden.

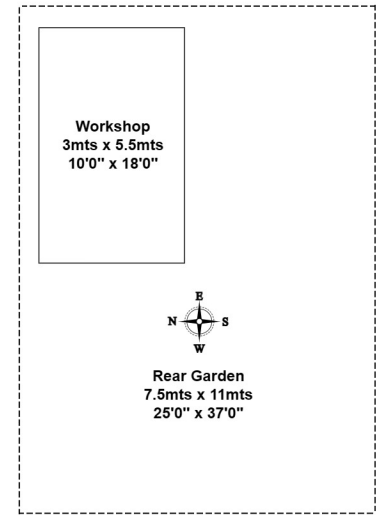
# FLOORPLAN



Ground Floor



First Floor



Garden

Total Area: 88.5 m<sup>2</sup> ... 952 ft<sup>2</sup>

All measurements are approximate and for display purposes only.