



# 463A Staines Road, Feltham. TW14 9HA

- Entrance Hall
- Spacious Living Room
- Modern Kitchen
- Large Double Bedroom
- Good Sized Bathroom
- Well Maintained Rear Garden
- Loft Space
- Modern Electrics
- LONG LEASE
- HIGHLY RECOMMENDED



## PROPERTY DESCRIPTION

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A spacious and conveniently located first floor maisonette located just off Bedford high street and only a short distance to public transport links including including Hatton Cross Underground and Feltham Mainline Stations linking to Heathrow Airport and Central London. Offered to the market with no onward chain and refurbished in 2021. An early viewing is recommended to avoid missing out.



## ROOM DESCRIPTIONS

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### ENTRANCE HALL

Entered through a part glazed PVC side aspect door. Carpeted stairway leading to first floor, side aspect double glazed frosted window, built in airing cupboard housing the hot water tank and loft hatch leading to fully insulated and part boarded attic.

### LIVING ROOM

Front aspect double glazed bay window, cast iron ornamental fireplace, carpeted flooring and double radiator.

### KITCHEN

Rear aspect double glazed window, a modern range of eye and base level units comprising of an integrated conventional boiler installed approximately four years ago, kitchen sink with drainage board, large kitchen extractor fan and dishwasher. Space available for gas cooker and hob, fridge, freezer and washing machine.

### BEDROOM

Rear aspect double glazed window, carpeted flooring and wall mounted radiator.

### SHOWER ROOM

Front and side aspect double glazed frosted window. A large electric shower with glass screen and sliding door. A low level wc and ceramic sink vanity unit. Large built in storage cupboard, wall mounted radiator, tiled flooring and walls.

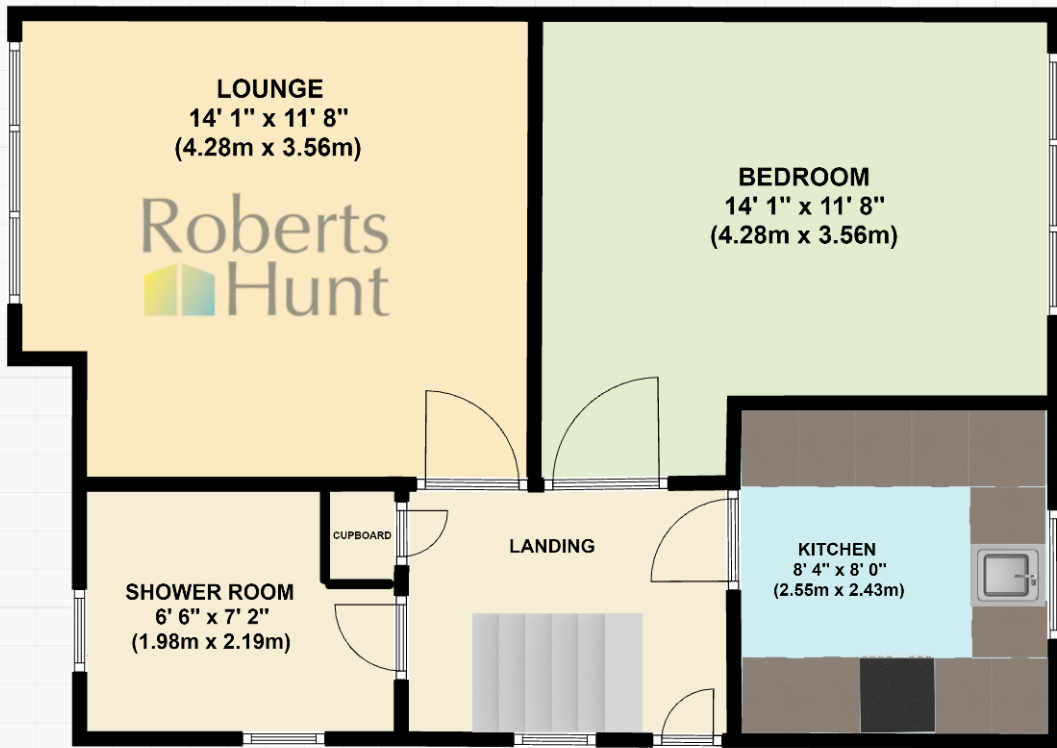
### REAR GARDEN

Approximately 25ft long and a split between shingling and block paved areas.

### TENURE

We have been advised there is approximately 122 years remaining on the lease which was recently extended at the start of the year and a ground rent of £300.00 per annum. We advise this information is confirmed by a legal representative at the outset of sale.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	