

FOR SALE

£500,000 Freehold



## 37 Ruscombe Way, Feltham, Greater London. TW14 9NY

- Entrance Porch
- Spacious Lounge/ Diner
- Modern Kitchen
- Downstairs WC
- 4 Good Sized Bedrooms
- Family Bathroom
- South Facing Garden
- Integral Garage
- Modern Combi Boiler
- Double Glazing with Secondary Glazing



## PROPERTY DESCRIPTION

A spacious and beautifully presented family home with driveway and garage, quietly located in a popular cul-de-sac just a short distance from Feltham high street and mainline station as well as top local schools and amenities. Contact our office now for more information.



## ROOM DESCRIPTIONS

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### Entrance Hall

Approached via a front aspect UPVC door, laminate flooring and built in storage cupboard.

### Downstairs WC

Front aspect double glazed window with frosted glass, low level WC, pedestal wash basin and laminate flooring.

### Dining Room

2.56m x 3.49m (8' 5" x 11' 5") Carpeted flooring, wall mounted radiator, door to kitchen and merged with;

### Living Room

2.99m x 5.74m (9' 10" x 18' 10") Rear aspect double glazed sliding doors with additional secondary glazing, carpeted flooring, wall mounted radiator and stairs to landing.

### Kitchen

2.20m x 3.44m (7' 3" x 11' 3") Rear aspect double glazed window and door to garden. A range of eye and base level units with integrated 1.5 drainage sink, extractor fan and space for gas cooker, washing machine, fridge/freezer and dishwasher. Tiled flooring and splash backs.

### First Floor Landing

loft hatch, carpeted flooring and built in airing cupboard housing combi boiler, approximately 5 years old.

### Principle Bedrooms

3.03m x 4.35m (9' 11" x 14' 3") Rear aspect double glazed windows with additional secondary glazing, ceiling fan light, carpeted flooring and wall mounted radiator.

### Bedroom Two

2.88m x 3.86m (9' 5" x 12' 8") Front aspect double glazed windows with additional secondary glazing, carpeted flooring and wall mounted radiator.

### Bedroom Three

2.29m x 3.80m (7' 6" x 12' 6") Front aspect double glazed windows with additional secondary glazing, laminate flooring and wall mounted radiator.

### Bedroom Four

2.15m x 2.99m (7' 1" x 9' 10") Rear aspect double glazed windows with additional secondary glazing, laminate flooring and wall mounted radiator.

### Bathroom

1.78m x 1.96m (5' 10" x 6' 5") Roll top bath with shower attachment, glass screen, low level WC, pedestal wash basin, heated towel rail, extractor fan and tiled floor/walls.

### Garage

Integrated and accessed via a front aspect up and over door, power and lighting.

### Rear Garden

South facing and mostly laid with wooden decking, artificial grass and block paved patio.



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