

# 64 Southern Avenue, Feltham, Middlesex. TW14 9ND

- Entrance Hall
- Living Room
- Kitchen / Dining Room
- Three Double Bedrooms
- Bathroom + Down Stairs WC

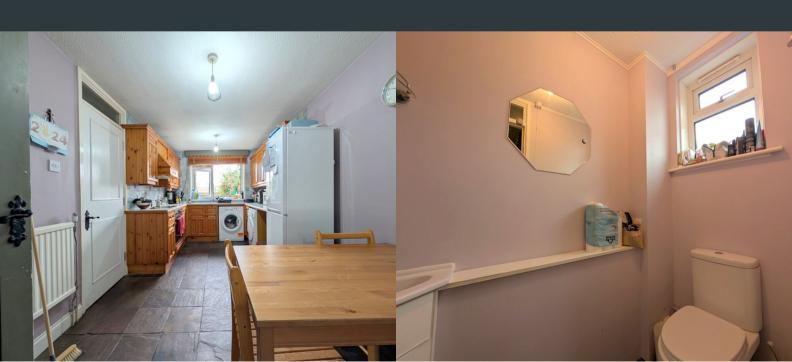
- Double Glazing
- Front & Side Secluded Gardens
- Available Immediately
- HIGHLY RECOMMENDED





## **PROPERTY DESCRIPTION**

A spacious and well presented leasehold property with wrap around garden. Spanning over three floors and benefitting from an additional downstairs WC, no chain, and full landlord compliant certificates. Located in a popular residential road, just a short distance from Feltham Mainline Station as well as local schools and high street. Contact our office now for more information.



## **Entrance Hall**

Approached via a from aspect wooden door, carpeted flooring, built in storage cupboard and stairs to first floor.

## Kitchen

5.35m x 2.61m (17' 7" x 8' 7") Front aspect double glazed windows, a range of eye and base level units with integrated oven, electric hob, sink and extractor fan as well as a large built in pantry. Space for white goods and dining table and chairs.

## **Downstairs WC**

Side aspect double glazed window with frosted glass, low level WC and pedestal corner basis.

# First Floor Landing

Side aspect double glazed windows, carpeted flooring, stairs to second floor and wooden door to:

# **Living Room**

4.37m x 3.52m (14' 4" x 11' 7") Front aspect double glazed windows, carpeted flooring, wall mounted radiator and two built in storage cupboards.

# Second Floor Landing

Carpeted flooring, built in storage cupboard, loft hatch and doors to all rooms.

## Principle Bedroom

2.68m x 4.50m (8' 10" x 14' 9") Front aspect double glazed windows, carpeted flooring and wall mounted radiator.

## **Bedroom Two**

3.59m x 3.58m (11' 9" x 11' 9") Front aspect double glazed window, built in wardrobe, laminate flooring and wall mounted radiator.

## **Bedroom Three**

2.17m x 3.24m (7' 1" x 10' 8") Front aspect double glazed windows, laminate flooring and wall mounted radiator.

## **Bathroom**

2.56m x 1.76m (8' 5" x 5' 9") Side aspect double glazed window with frosted glass, bath with shower attachment, low level WC, pedestal wash basin, heated towel rail.

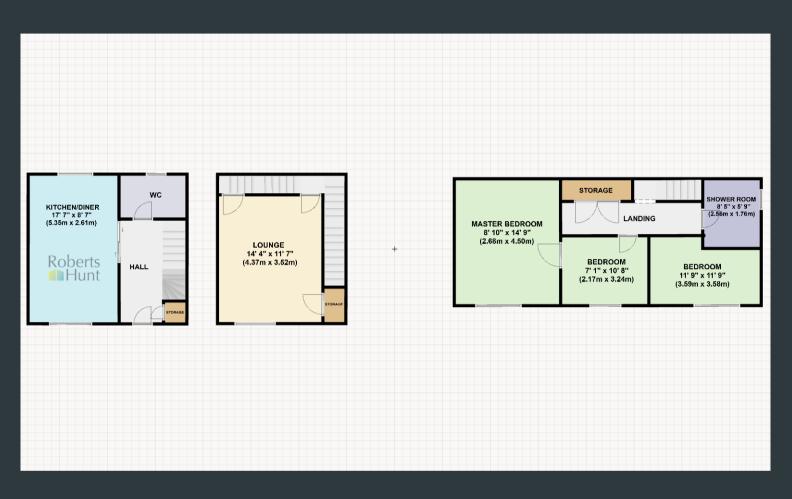
## Garden

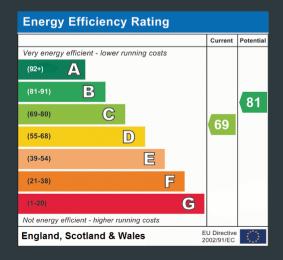
A corner garden, mostly laid to lawn with planted borders, patio and wood log cabin.

#### Tenure

We have been advised there is a lease of approximately 94 years with a ground rent of £10 a year and an annual service charge of £2251.80 which includes unlimited heating and water. We recommend you confirm this information with your legal representative prior to exchange.







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