



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.



ROOM DESCRIPTIONS

Entrance Hall

Approached via a front 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 basin.

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.



