

FOR SALE

£595,000 Freehold



Holly Tree Cottage, 6 St Dunstan's Road, Lower Feltham, Middlesex. TW13 4JU

- Entrance Porch & Hallway
- Family Room
- Sitting Room & Separate Dining Room
- Large Kitchen/Breakfast Room
- Ground Floor Bathroom
- 4/5 Bedrooms
- 1st Floor Wet Room
- Double Glazed & Gas C.H
- Enclosed Front and Rear Gardens
- Garage to Rear



PROPERTY DESCRIPTION

A UNIQUE SEMI-DETACHED FAMILY HOME BELIEVED TO HAVE BEEN BUILT IN 1847 AND EXTENDED BY THE CURRENT OWNERS OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION. UNUSUALLY FOR THE PROPERTY'S AGE, FEATURING A GARAGE TO THE REAR APPROACHED VIA REAR SERVICE ROAD. QUIETLY SITUATED IN A CONVENIENT LOCATION.

ENTRANCE PORCH: Part glazed front door, coved ceiling, glazed door to:

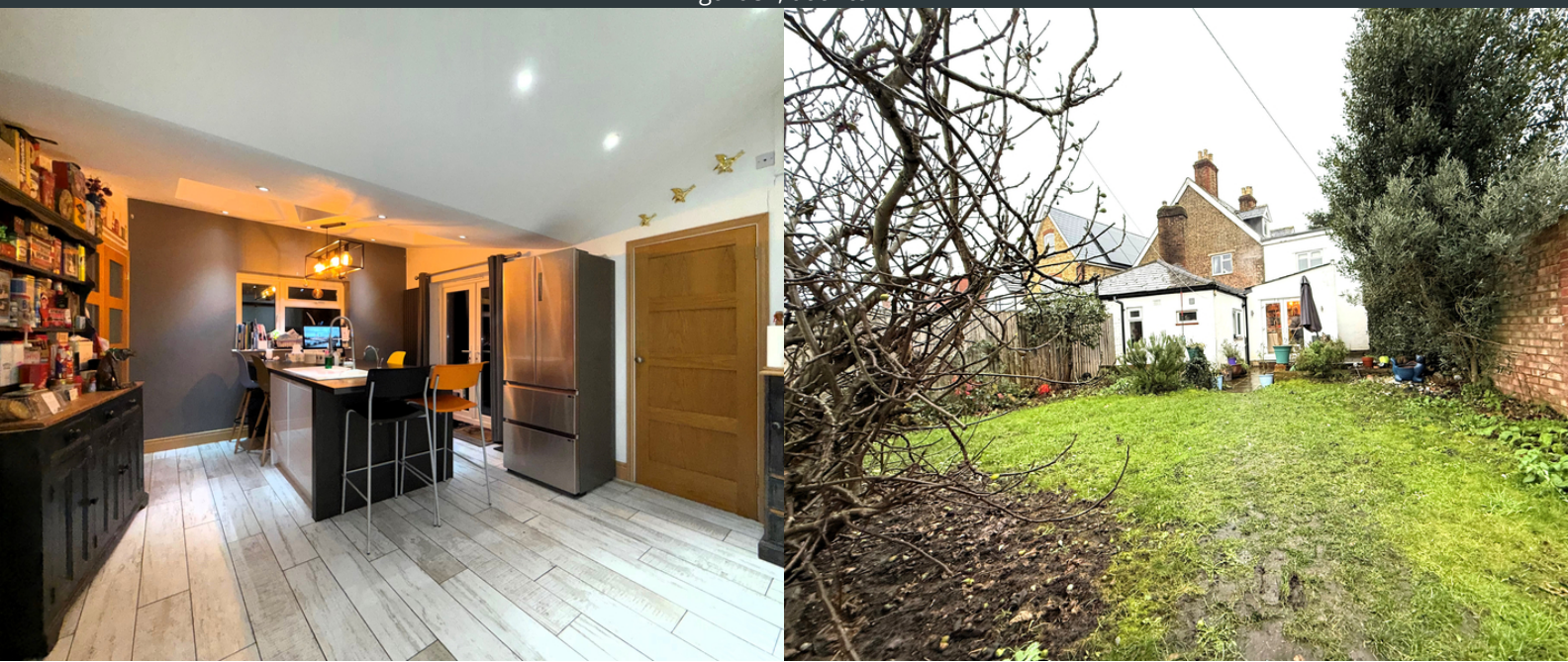
INNER HALLWAY: Original stripped floorboard, double radiator, feature split level staircase with storage under, doors to dining room and to:

SITTING ROOM: 3.6m x 3.6m (11' 10" x 11' 10") Front and side aspect double glazed windows, feature cast iron open fireplace, stripped original floorboards, double radiator.

DINING ROOM: 3.6m x 3.58m (11' 10" x 11' 9") Original floorboards, two radiators, glazed door to kitchen and door to:

FAMILY ROOM: 4.1m x 3.3m (13' 5" x 10' 10") Plus 2.0m x 1.32m recess - Two front aspect double glazed windows, three light wall points, original stripped floorboards, radiator, part glazed doors to:

KITCHEN/BREAKFAST ROOM: 5.7m x 4.0m (18' 8" x 13' 1") The heart of this family home with a lovely vaulted ceiling and skylight windows, Fitted in a matching range of modern units comprising one and a half bowl single drainer sink unit with mixer tap, base cupboard and drawers with wall mounted cupboards over, built in electric oven and hob with cooker hood over, large island with breakfast/dining area, large walk in pantry, vertical radiator, tiled floor, double glazed doors to rear garden, door to



ROOM DESCRIPTIONS

UTILITY ROOM

Space and plumbing for washing machine and tumble dryer, wall mounted combination boiler, tiled floor, door to:

BATHROOM

Recently fitted in a modern white suite comprising freestanding bath with chrome mixer tap and hand held attachment, low level w.c with concealed cistern, wash hand basin with mixer tap, half tiled walls, LVT flooring, two rear aspect double glazed frosted windows, chrome towel rail, low voltage spotlighting.

FIRST FLOOR

LANDING with steep stairs to second floor, doors to:

BEDROOM 1

3.6m x 3.6m (11' 10" x 11' 10") Front and side aspect double glazed windows, radiator, original stripped floorboards.

BEDROOM 2

3.8m x 3.6m (12' 6" x 11' 10") Rear aspect double glazed window, original stripped floorboards. Note this room is currently used as a craft room with door to:

BEDROOM 3

4.1m x 3.5m (13' 5" x 11' 6") (plus 2.0m x 1.32m wardrobe recess) - Front and rear aspect double glazed windows, double radiator, coved ceiling.

SHOWER ROOM

Wet room shower with independent shower, wash hand basin with vanity, low level w.c, fully tiled walls, wall light point, chrome towel radiator, skylight window.

SECOND FLOOR

LANDING with wall light point, doors to:

BEDROOM 4

3.7m x 2.9m (12' 2" x 9' 6") Side aspect double glazed dormer window, fitted wardrobes and desk/dressing table, radiator, air conditioning unit, eaves storage cupboards.

BEDROOM 5

3.7m x 2.9m (12' 2" x 9' 6") Side aspect double glazed dormer window, fitted wardrobes and desk/dressing table, radiator, air conditioning unit, eaves storage cupboards.

THE FRONT GARDEN

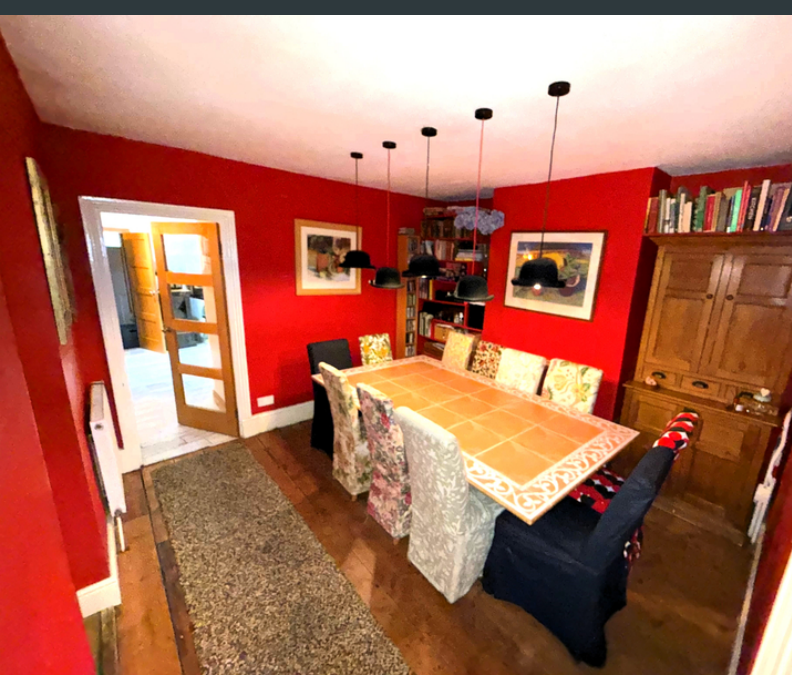
is enclosed with side access to:

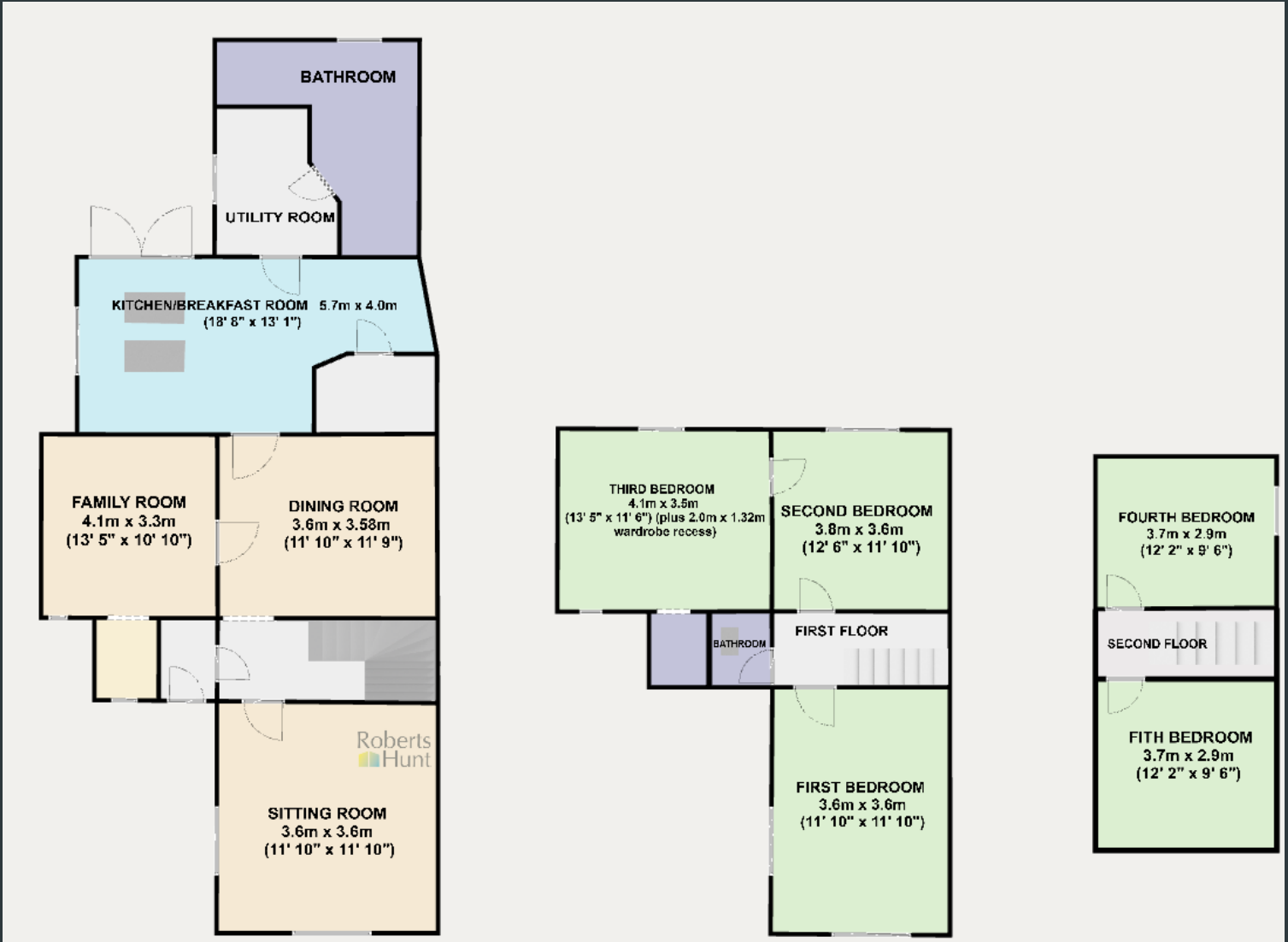
THE REAR GARDEN

is fully enclosed, mainly laid to lawn with flower/shrub beds, paved patio area, access to:

DETACHED GARAGE

with up and over door, approached via double glazed via rear service road accessed from Princes Road.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC