

FOR SALE

£450,000 Freehold



## 52 Cygnet Avenue, Feltham, Greater London. TW14 0DX

- Entrance Porch
- Spacious Living Room
- Kitchen/ Diner
- Three Good Sized Bedrooms
- Family Bathroom
- South Facing Garden
- Modern Log Cabin Recently Built
- Rear Service Road
- Private Driveway
- Combi Boiler



## PROPERTY DESCRIPTION

A spacious and recently decorated family home with driveway and modern log cabin conveniently located along a popular and quiet residential road just a short distance from Feltham High Street and public transport links with connections to Heathrow and Hatton Cross Station. Contact our office for more information.



## ROOM DESCRIPTIONS

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### Entrance Porch

Approached via a front aspect double glazed door, tiled flooring and UPVC door to hallway with laminate flooring and carpeted stairs to first floor.

### Living Room

4.01m x 4.47m (13' 2" x 14' 8") Front aspect double glazed windows, laminate flooring, gas fireplace and wall mounted radiator.

### Kitchen

3.73m x 2.33m (12' 3" x 7' 8") Rear aspect double glazed windows and a modern range of eye and base level units with integrated drainage sink, combination boiler and kitchen extractor. Space for cooker, fridge/ freezer, washing machine and dining table and chairs. Tiled floor and splash back.

### First Floor Landing

Carpeted flooring, built in storage cupboard and loft hatch.

### Principle Bedroom

4.00m x 3.04m (13' 1" x 10' 0") Dual front aspect double glazed windows, built in wardrobe, laminate flooring and wall mounted radiators.

### Bedroom Two

3.02m x 3.08m (9' 11" x 10' 1") Rear aspect double glazed windows, built in wardrobe, laminate flooring and wall mounted radiators.

### Bedroom Three

2.20m x 2.05m (7' 3" x 6' 9") Front aspect double glazed window, laminate flooring and wall mounted radiator.

### Bathroom

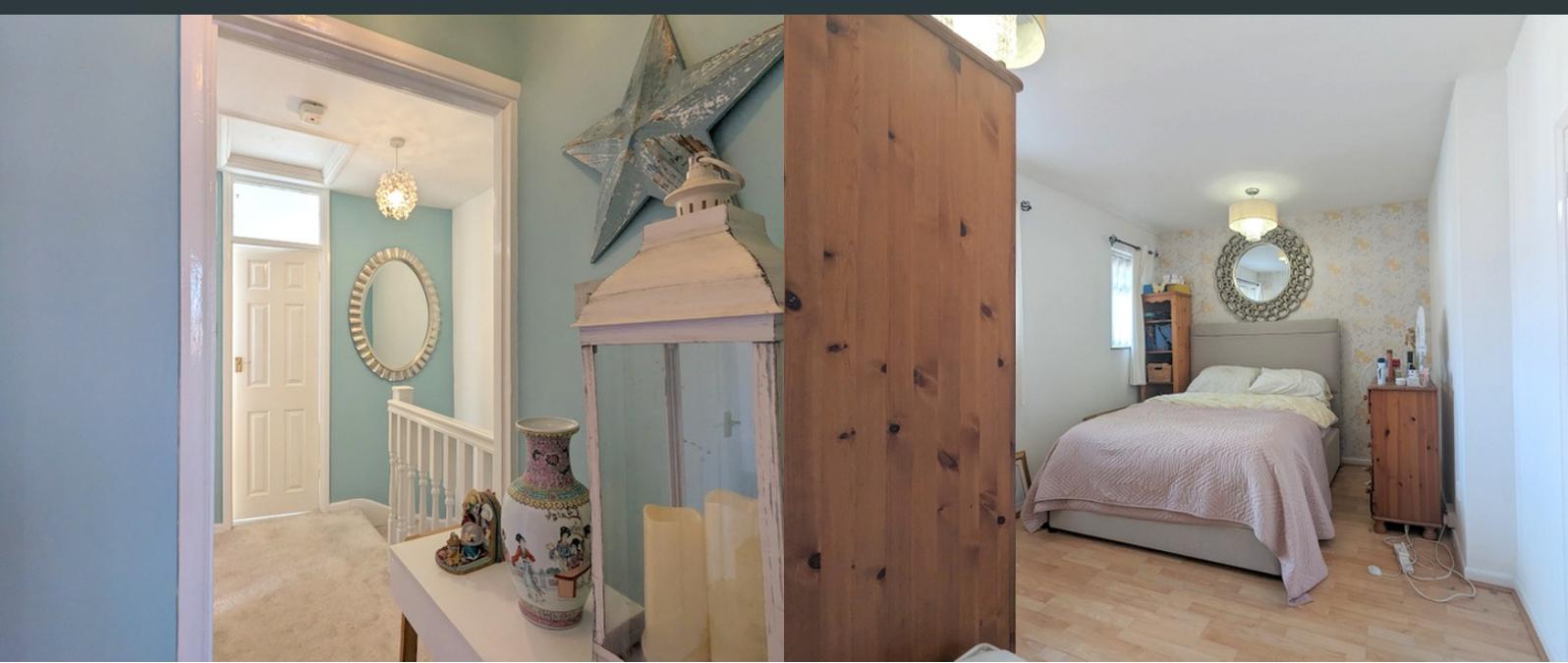
Rear aspect double glazed windows with frosted glass, roll top bath with shower attachment, low level WC, pedestal wash basin, heated towel rail, extractor fan, vinyl floor and tiled walls.

### Rear Garden

South facing and mostly laid to lawn with block paved patio, side gate to driveway and rear service road. Large brick store shed.

### Log Cabin

Recently built with power and lighting. Double glazed French doors and windows and laminate flooring.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>70</b>	
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	