

FOR SALE

£545,000 Freehold



## 30 The Drive, Feltham. TW14 0AJ

- Entrance Hall
- Spacious Living Room
- Dining Room
- Three Bedrooms
- Galley Kitchen
- Utility Room
- Bathroom W/ Underfloor Heating
- South Facing Garden
- Private Driveway
- Side Garage





## PROPERTY DESCRIPTION

A spacious and well maintained family home with private driveway, side garage, spacious south facing garden and potential for rear, side and loft extensions STPP. Located in a popular residential road just a short distance from Feltham High Street, local schools and public transport links. An early viewing is recommended to avoid missing out on what is sure to be a popular home.





## ROOM DESCRIPTIONS

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### Entrance Hall

Approached via a front aspect UPVC door, laminate flooring, under stair cupboard and wall mounted radiator.

### Living Room

3.42m x 4.92m (11' 3" x 16' 2") Front aspect double glazed bay window, carpeted flooring and wall mounted double radiator.

### Dining Room

2.97m x 3.54m (9' 9" x 11' 7") Rear aspect double glazed windows, carpeted flooring and wall mounted radiator.

### Kitchen

1.95m x 3.49m (6' 5" x 11' 5") Side aspect double glazed window, a range of eye and base level units with integrated condensing boiler installed 2018, drainage sink, extractor fan and space for fridge/ freezer, washing machine and cooker.

### Utility

A small extension located off the back of the kitchen, leading to the garden. Space for additional fridge/ freezer and dryer.

### First Floor Landing

Side aspect double glazed window, carpeted flooring, loft hatch and doors to all rooms.

### Principle Bedroom

3.01m x 4.92m (9' 11" x 16' 2") Front aspect double glazed bay window, wall length fitted wardrobes, carpeted flooring and wall mounted radiator.

### Bedroom Two

3.01m x 3.51m (9' 11" x 11' 6") Rear aspect double glazed windows, built in airing cupboard housing hot water cylinder, carpeted flooring and wall mounted radiator.

### Bedroom Three

1.91m x 2.00m (6' 3" x 6' 7") Front aspect double glazed windows, laminate flooring and wall mounted radiator.

### Bathroom

1.90m x 2.53m (6' 3" x 8' 4") Rear and side aspect double glazed windows with frosted glass, bath tub with electric power shower and glass screen, low level WC, pedestal wash basin, under floor heating, heated towel rail and mirror, extractor fan and tiled floor/ walls.

### Garage

2.28m x 4.90m (7' 6" x 16' 1") Located on the side of the property. Accessed via a front aspect, up and over door leading through to the garden. Power and lighting installed.

### Garden

Approximately 80ft in length and mostly laid to lawn with planted borders, rear wooden shed and rear access gate to private service road.



