

FOR SALE

£475,000 Freehold



# Kingston Avenue, Feltham, Greater London. TW14 9SN

- Entrance Hall
- Spacious Living Room
- Modern Kitchen/ Diner
- Office/ Bedroom Three
- Two Double Bedrooms
- Large Bathroom
- Private Driveway
- Large Rear Garden
- Exterior Thermal Insulation
- Highly Recommended





## PROPERTY DESCRIPTION

A rare opportunity to acquire such a spacious and beautifully finished family home benefiting from a private driveway, rear extension and a large garden backing onto the Duke of Northumberland River. The property has been decorated with a modern interior keeping style and convenience in mind at every corner. Conveniently located in a popular residential road, just a short distance from Bedford High Street, local schools and Hatton Cross Underground station connecting to Heathrow Airport. An early viewing is recommended to avoid missing out.





## ROOM DESCRIPTIONS

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### Entrance

Approached via a side aspect UPVC door, laminate flooring, wall mounted radiator and stairs to landing.

### Living Room

3.95m x 3.47m (13' 0" x 11' 5") Front aspect double glazed bay window, laminate flooring, wall mounted radiator and fireplace.

### Dining Room

4.70m x 3.03m (15' 5" x 9' 11") Side aspect double glazed windows, under stair storage cupboard housing meters, laminate flooring, wall mounted radiator and entryway to;

### Kitchen

2.90m x 6.50m (9' 6" x 21' 4") Side aspect double glazed windows and rear French doors. A modern range of eye and base level units with integrated drainage sink, oven, gas hob, extractor fan and space for fridge/freezer, washing machine and dishwasher. Entryway to;

### Office/ Bedroom Three

2.75m x 3.40m (9' 0" x 11' 2") Front double glazed windows and rear French doors to garden, laminate flooring and wall mounted radiator.

### First Floor Landing

Carpeted flooring, loft hatch and doors to all rooms.

### Principal Bedroom

3.96m x 3.50m (13' 0" x 11' 6") Front aspect double glazed bay windows, wall length fitted wardrobes with sliding doors, carpeted flooring and wall mounted double radiator.

### Bedroom Two

3.07m x 2.20m (10' 1" x 7' 3") Rear aspect double glazed windows, wall length fitted wardrobes, carpeted flooring and wall mounted double radiator.

### Bathroom

1.58m x 3.95m (5' 2" x 13' 0") Side aspect double glazed windows with frosted glass, P shaped bath with shower attachment, low level WC, pedestal wash basin, solid wood flooring and wall mounted towel rail.

### Rear Garden

Mostly laid to lawn with top raised decking, planted borders, small pond and rear concrete area. Rear gate to private river bank only accessible by residents of Kingston Avenue.



