

FOR SALE

£315,000 Leasehold



425 Staines Road, Feltham, Greater London. TW14 9HA

- Entrance Hall
- Spacious Living Room
- Modern Kitchen
- Two Good Sized Bedrooms
- Modern Bathroom
- Loft Space
- South Facing Garden
- Gas Central Heating
- Double Glazing
- 97 Year Lease



PROPERTY DESCRIPTION

A spacious and well presented first floor maisonette finished to a modern standard benefitting from a spacious rear, south facing garden. Located along the ever popular Staines Road with access to Feltham, Hatton Cross Underground Station and Heathrow Airport. Contact our office now for more information.



ROOM DESCRIPTIONS

Entrance Porch

Approached via a side aspect UPVC door, tiled flooring, leading to carpeted stairs to first floor.

Landing

Side aspect double glazed window, loft hatch, laminate floor, built in storage cupboard and doors leading to all rooms.

Living Room

4.47m x 3.33m (14' 8" x 10' 11") Front aspect double glazed windows, laminate flooring and wall mounted radiator.

Kitchen

2.01m x 3.18m (6' 7" x 10' 5") Rear aspect double glazed windows, a modern range of eye and base level units with integrated Worcester combi boiler, 1.5 bowl drainage sink, dishwasher, oven, gas hob, extractor fan and space for fridge/ freezer, and washing machine.

Bedroom One

4.09m x 3.15m (13' 5" x 10' 4") Rear aspect double glazed windows, laminate flooring and wall mounted radiator.

Bedroom Two

3.46m x 3.01m (11' 4" x 9' 11") Front aspect double glazed windows, built in over stair wardrobe, carpeted flooring and wall mounted radiator.

Garden

South facing and mostly laid to lawn with planted borders, rear wooden shed and block paved patio for garden furniture.

Tenure

We have been advised there is approximately 97 year lease remaining, £100 per annum ground rent and no service charge. We recommend you confirm this with your solicitor prior to exchange.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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