

FOR SALE

Offers in Excess of £530,000 £530,000 To be Advised



# 1 Southville Road, Feltham. TW14 8AX

- Entrance Hall
- Spacious Living Room
- Large Dining Room
- Separate Kitchen
- Downstairs WC
- Four Good Sized Double Bedrooms
- Family Bathroom
- Corner Plot Garden
- Private Driveway
- Large Rear Garage





## PROPERTY DESCRIPTION

A spacious and conveniently located family home with potential for large side extension STPP. located on a unique corner plot overlooking the local fields and just a short distance from Bedfont High Street and Feltham Mainline Station. An early viewing is recommended to avoid missing out.





## ROOM DESCRIPTIONS

---

### Entrance Hall

Approached via a side aspect UPVC door, vinyl floor, wall mounted radiator, carpeted stairs with storage and fuse box underneath and wooden doors to all rooms.

### Living Room

Rear aspect double glazed window and doors to garden, carpeted flooring and wall mounted radiator.

### Dining Room

Front aspect double glazed bay windows, carpeted flooring and wall mounted radiator.

### Kitchen

Side aspect double glazed window and door to garden, a modern range of eye and base level units with integrated drainage sink, oven, microwave, hob and extractor fan. Space for American style fridge/ freezer, tiled flooring and splash backs.

### Downstairs WC

Side aspect double glazed window and low level WC.

### First Floor Landing

Front aspect double glazed window, built in airing cupboard housing the hot water tank, carpeted flooring and wooden doors to all rooms.

### Principle Bedroom

Front aspect double glazed window, wall length fitted wardrobes, carpeted flooring and wall mounted radiator.

### Bedroom Two

Rear aspect double glazed window, carpeted flooring and wall mounted radiator.

### Bedroom Three

Rear aspect double glazed window, carpeted flooring and wall mounted radiator.

### Bathroom

Side aspect double glazed windows with frosted glass, roll top bath with shower attachment and glass screen, low level WC and pedestal wash basin. Wall mounted radiator, laminate flooring and tiled walls.

### Bedroom Four

Rear aspect double glazed windows, carpeted flooring, eaves storage and wall mounted radiator.

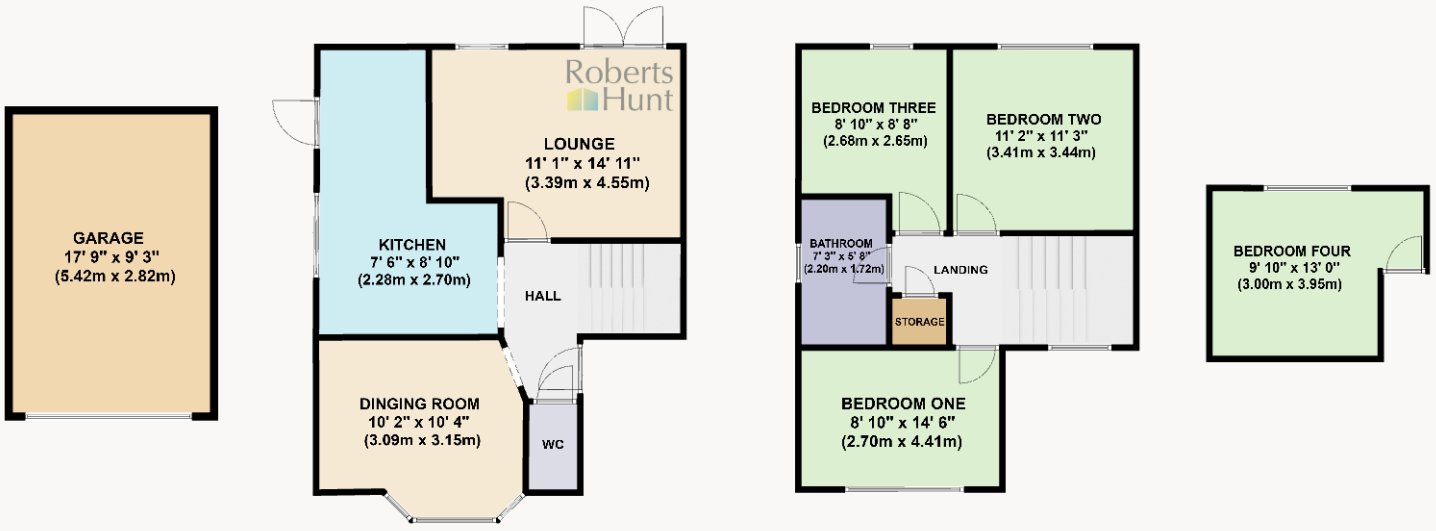
### Garage

Approached via a front aspect electric up and over door, power and lighting.

### Garden

A corner plot, mostly paved with some areas being laid with artificial grass. A large sliding gate to allow car access to garage and a spacious side space with potential for large side extension STPP.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	