

FOR SALE

£495,000 Freehold



# 81 Orchard Avenue, Feltham . TW14 9RD

- Entrance Hall
- Spacious Living Room
- Large Dining Room
- Separate Kitchen
- First Floor Landing
- Three Good Sized Bedrooms
- Family Bathroom
- Private Driveway
- Large Rear Garden
- Side Garage w/ Pitched Roof



## PROPERTY DESCRIPTION

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A spacious and well presented family home conveniently located just a short walk from Hatton Cross Underground Station (Piccadilly Line) with access to Heathrow Airport. Offered to the market with private driveway, large side garage and no onward chain. Contact our office now for more information.



## ROOM DESCRIPTIONS

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### Entrance Hall

Approached via a front aspect UPVC door, carpeted flooring and wall mounted radiator.

### Living Room

3.84m x 3.96m (12' 7" x 13' 0") Front aspect double glazed bay window, gas fireplace, carpeted flooring and wall mounted radiator.

### Dining Room

3.32m x 3.68m (10' 11" x 12' 1") Rear aspect double glazed windows, carpeted flooring and wall mounted radiator.

### Kitchen

2.41m x 2.74m (7' 11" x 9' 0") Rear aspect door and side window. A range of eye and base level units with integrated boiler, drainage sink, oven, grill, gas hob and extractor fan.

### First Floor Landing

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

### Principle Bedroom

3.38m x 3.87m (11' 1" x 12' 8") Front aspect double glazed bay window, carpeted flooring and wall mounted radiator.

### Bedroom Two

3.78m x 3.69m (12' 5" x 12' 1") Rear aspect double glazed windows, carpeted flooring and wall mounted radiator.

### Bedroom Three

2.43m x 2.39m (8' 0" x 7' 10") Front aspect double glazed windows, carpeted flooring and wall mounted radiator.

### Bathroom

2.01m x 2.22m (6' 7" x 7' 3") Rear aspect double glazed window with frosted glass, bath with shower attachment, low level WC and pedestal wash basin, towel rail and wall mounted radiator.

### Garage

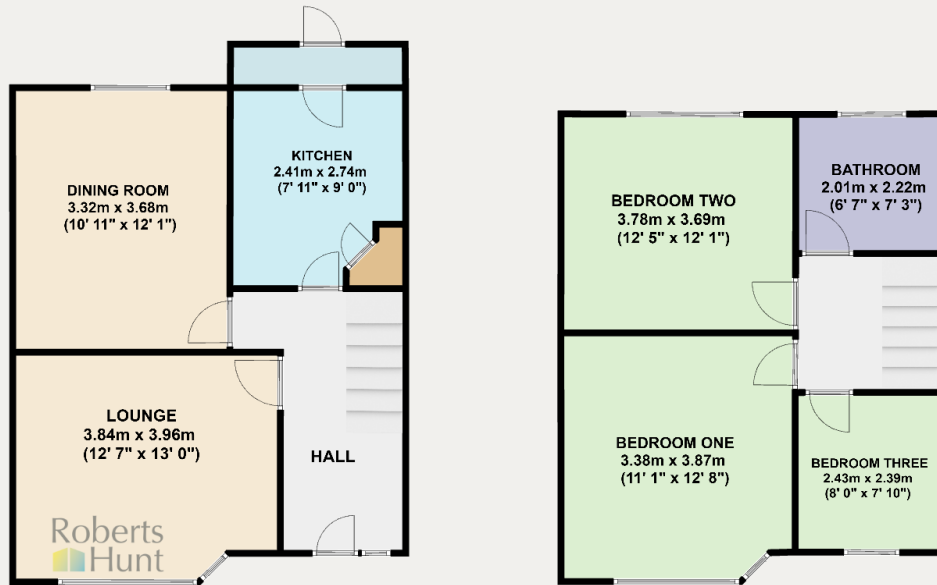
2.41m x 5.28m (7' 11" x 17' 4") Front aspect up and over door as well as rear hinged door to garden. Power and lighting.

### Rear Garden

Approximately 90ft in length and separated into sections of lawn, vegetable plots, concrete slab paving, a pond and planted borders. Brick Shed and access to garage.



# FLOORPLAN



Feltham

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