

FOR SALE

£500,000 Freehold



Tachbrook Road, Feltham, Greater London. TW14 9NX

- Entrance Hall
- Lounge
- Dining Room
- Fitted Kitchen
- Ground Floor Bathroom
- 3 Good Size Bedrooms
- Double Glazing
- Gas Central Heating
- Front Garden
- Good size Rear Garden



PROPERTY DESCRIPTION

A SPACIOUS AND RECENTLY DECORATED HALLS ADJOINING THREE DOUBLE BEDROOMED SEMI-DETACHED CHARACTER FAMILY HOME, FEATURING A GOOD SIZED, SOUTH FACING GARDEN. CONVENIENTLY LOCATED IN A POPULAR AND QUIET RESIDENTIAL ROAD, IN BETWEEN FELTHAM AND BEDFONT, JUST A SHORT DISTANCE FROM LOCAL SCHOOLS, SHOPS AND MAINLINE STATION. OFFERED TO THE MARKET WITH NO ONWARD CHAIN, AN EARLY VIEWING IS RECOMMENDED.



ROOM DESCRIPTIONS

ENTRANCE HALL

Entered through A front aspect composite door with double glazed windows, carpeted floor and radiator. Wooden door to;

LOUNGE

4.40m x 3.63m (14' 5" x 11' 11") Chimney with marble base, wooden surround & wooden picture rail, front aspect double glazed bay window, carpeted flooring and radiator.

DINING ROOM

3.65m x 2.77m (12' 0" x 9' 1") Carpeted flooring, under stair storage cupboard housing gas and electric meters, additional inbuilt storage cupboard. Further wooden door to;

INNER LOBBY

Including storage cupboard and doors to Bathroom and Kitchen area;

KITCHEN

3.45m x 2.80m (11' 4" x 9' 2") Rear aspect double glazed window. A range of eye and base level units with drainage sink, integrated dishwasher, integrated fridge/freezer, gas hob, Combi Boiler, oven, recess for washing machine & vinyl flooring.

BATHROOM

Rear aspect double glazed window, period style free standing bath tub with handheld shower head, vanity cupboard with sink, low level w.c with tiled flooring and feature exposed painted brick wall.

FIRST FLOOR LANDING

Carpeted flooring, wooden hand rail, loft hatch access and split steps to;

BEDROOM 1

4.67m x 3.71m (15' 4" x 12' 2") Front aspect double glazed windows, steel chimney with steel picture rail, carpeted flooring and radiator.

BEDROOM 2

3.79m x 2.93m (12' 5" x 9' 7") Rear aspect double glazed window, steel chimney with steel picture rail, carpeted flooring and radiator.

BEDROOM 3

3.44m x 2.87m (11' 3" x 9' 5") Rear aspect double glazed window, steel chimney with steel picture rail, carpeted flooring and radiator.

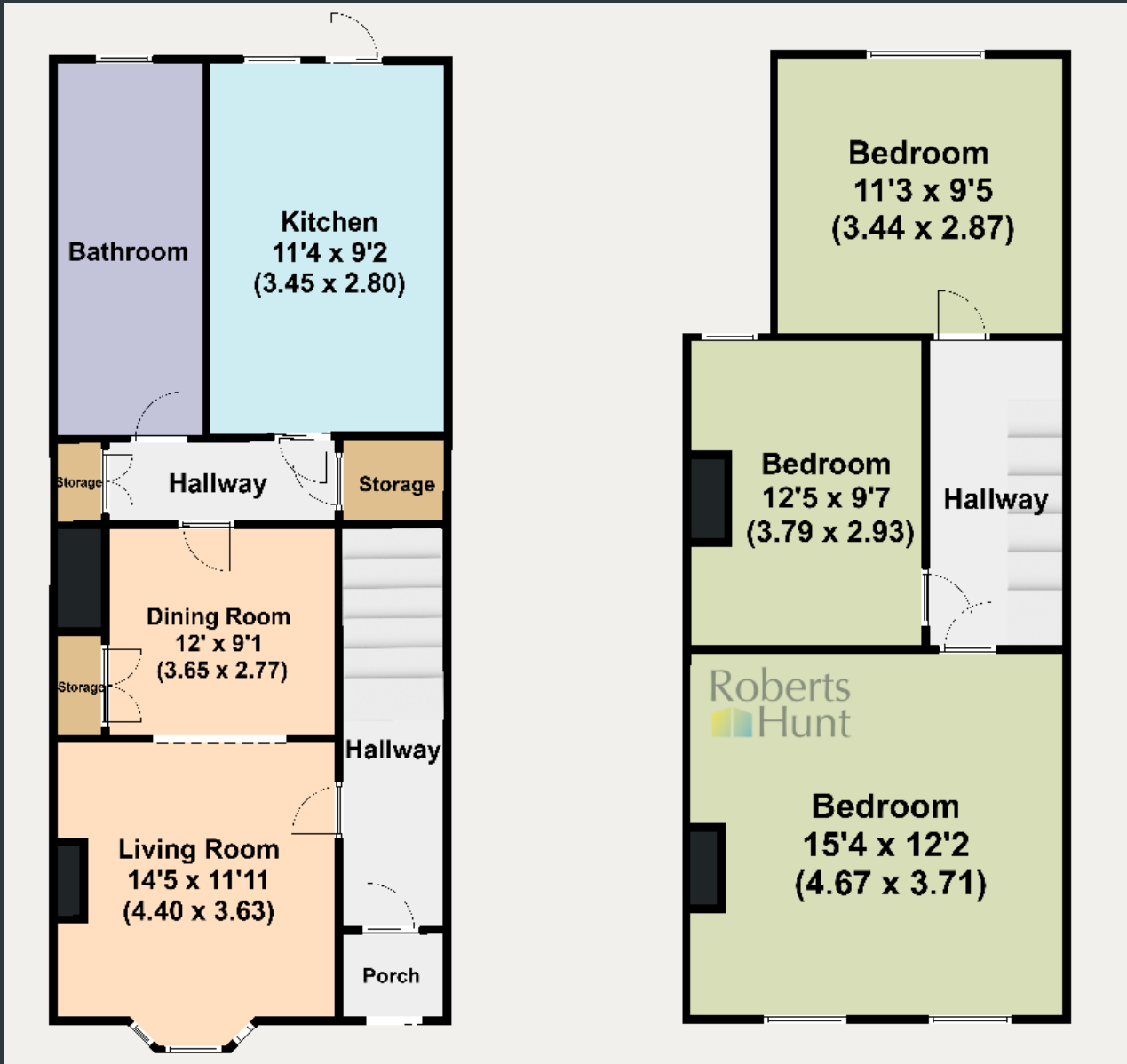
FRONT GARDEN


1.8m x 1.1m (5' 11" x 3' 7") Enclosed by low boundary brick wall, Tiled pathway to the front door and the front garden mainly laid to stone for ease of maintenance with side pedestrian gate to:

REAR GARDEN

South facing, mostly lawn approximately 60 foot long, with patio area and side access via steel gate.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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