

FOR SALE

£425,000 Freehold



## Kilross Road, Feltham, Greater London. TW14 8SB

- Entrance Hall
- Kitchen/ Diner
- Spacious Living Room
- Modern Conservatory
- Two Double Bedrooms
- Bathroom & Sep. W.C
- Front & Rear Gardens
- Allocated Parking Space
- Highly Recommended
- Central Location





## PROPERTY DESCRIPTION

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A spacious and well presented home with driveway, conservatory and spacious garden. The property has been finished to a high standard and is conveniently located close in a popular residential road, just a short distance from the local high street as well as schools, Bedfont lakes and public transport links. An early viewing is recommended to avoid missing out.





## ROOM DESCRIPTIONS

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### Entrance

Approached via a front aspect entrance door, laminate flooring, carpeted stairway with smart storage underneath and doorway to kitchen and;

### Living Room

3.58m x 3.67m (11' 9" x 12' 0") Front aspect double glazed window, side aspect double glazed door to conservatory, laminate flooring and wall mounted radiator.

### Kitchen

3.58m x 2.70m (11' 9" x 8' 10") Front and side aspect double glazed windows, a modern range of eye and base level units with integrated drainage sink, oven, hob and space for white goods and dining table and chairs.

### Conservatory

3.37m x 2.68m (11' 1" x 8' 10") Double glazed windows and French doors to garden, laminate flooring, air con with heating and cooling functions.

### First Floor Landing

Carpeted flooring, built in storage cupboard and loft hatch.

### Bedroom One

3.58m x 2.72m (11' 9" x 8' 11") Front and side aspect double glazed windows, carpeted flooring and wall mounted radiator. Space for double bed, wardrobes and dresser.

### Bedroom Two

3.58m x 2.61m (11' 9" x 8' 7") Front and side aspect double glazed windows, carpeted flooring and wall mounted radiator.

### Bathroom

1.74m x 1.53m (5' 9" x 5' 0") Rear aspect double glazed window with frosted glass, bath tub with shower attachment and curtain, pedestal wash basin, low level WC, wall mounted radiator and tiled floor.

### WC

Front aspect double glazed porthole window, low level WC with built in sink behind.

### Garden

Mostly laid to lawn with tiled pergola seating area and side gate to parking.

### Parking

The property has an allocated parking space next to the house.

### Tenure

The property is freehold, but has a monthly charge of £44.33 which covers the general maintenance of the surrounding roads. We recommend all information be confirmed by your solicitor prior to exchange.



