



6 Ash Grove, Feltham, Greater London. TW14 8AR

- Entrance Porch
- Modern Kitchen
- Extended Lounge/ Dining Room
- Two Large Double Bedrooms
- En-Suite
- Family Bathroom
- West Facing Garden
- Detached Garage
- Large Private Driveway
- HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

A spacious and beautifully presented bungalow with private driveway, detached garage and west facing garden. The property benefits from a modern interior and potential for further extension including side and loft STPP. Located in a popular and quiet residential road, just a short distance from Feltham Mainline Station and Bedfont High Street. Contact our office now for more information.



ROOM DESCRIPTIONS

Entrance Hall

Approached via a front aspect UPVC door, laminate flooring and built in cloak cupboard.

Kitchen

2.66m x 5.31m (8' 9" x 17' 5") Front and side aspect double glazed windows, a modern range of eye and base level units forming into a peninsular with additional seating, integrated combi boiler, drainage sink, oven, gas hob, extractor and dishwasher. Space for washing machine and American style fridge/ freezer.

Lounge/ Dining Room

401m x 6.68m (1315' 7" x 21' 11") Rear aspect double glazed French doors to garden, gas fireplace, carpeted flooring and two wall mounted radiators.

Primary Bedroom

3.30m x 4.08m (10' 10" x 13' 5") Rear aspect double glazed window, wall length fitted wardrobes with dressing area, carpeted flooring and wall mounted radiator.

En-Suite

1.70m x 1.70m (5' 7" x 5' 7") Dual side aspect double glazed window with frosted glass, roll top bath with shower attachment and glass screen, pedestal wash basin and low level WC. Heated towel rail, extractor fan and tiled floor/ walls.

Bedroom Two

4.42m x 3.86m (14' 6" x 12' 8") Front aspect double glazed bay window, built in wardrobe, carpeted flooring and wall mounted double radiator.

Bathroom

1.64m x 2.34m (5' 5" x 7' 8") Dual side aspect double glazed windows with frosted glass, walk in shower with glass screen, low level WC, pedestal wash basin, heated towel rail, extractor fan and tiled walls/ floor.

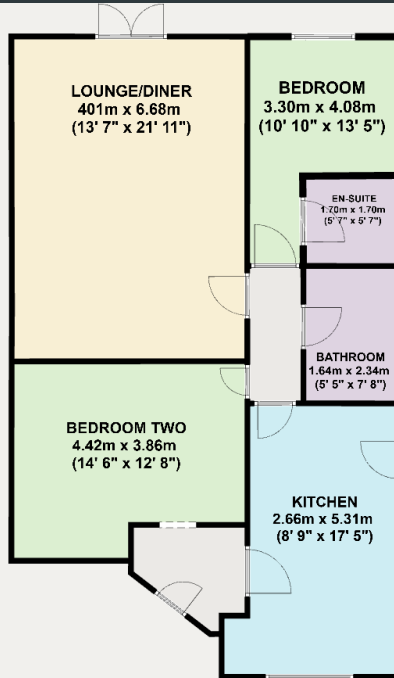
Garden

West facing and mostly laid to lawn with planted borders, block paved patio for garden furniture and side gate with access to driveway and garage.

Garage

2.85m x 7.02m (9' 4" x 23' 0") Approached via a front aspect up and over door, power, lighting, pitched rooms and side hinged door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	