

FOR SALE

£400,000 Freehold



Routh Court, Feltham. TW14 8SJ

- Entrance Hall
- Spacious Living Room
- Kitchen/ Diner
- Two Double Bedrooms
- Modern Bathroom
- Separate WC
- Spacious Garden
- Allocated Parking
- Recently Refurbished
- HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

A spacious and beautifully presented family home finished to the highest of standards. Conveniently located in a popular residential road, with access to Hatton Cross Underground Station and Heathrow Airport. Offered to the market with allocated parking, large rear garden and two double bedrooms, an early viewing is recommended to avoid missing out.



ROOM DESCRIPTIONS

Entrance

Approached via a front aspect UPVC door, laminate flooring and wall mounted radiator. Carpeted U shaped stairs to first floor with storage underneath.

Lounge

3.56m x 3.55m (11' 8" x 11' 8") Front aspect double glazed windows, rear French doors to garden, laminate flooring and wall mounted radiator.

Kitchen

3.56m x 2.70m (11' 8" x 8' 10") Front and rear aspect double glazed windows, a modern range of eye and base level units with integrated combi boiler (installed October 2019), 1.5 bowl drainage sink, oven, gas hob, extractor fan and space for washing machine, American style fridge/ freezer, washing machine and dining table and chairs. Tiled floor, splash back and wall mounted radiator.

First Floor Landing

Two rear aspect double glazed windows, laminate flooring, loft hatch and doors to all rooms.

Bedroom One

3.56m x 2.71m (11' 8" x 8' 11") Front and rear aspect double glazed windows, laminate flooring and wall mounted radiators.

Bedroom Two

3.57m x 2.61m (11' 9" x 8' 7") Front and rear aspect double glazed windows, laminate flooring and wall mounted radiators.

Bathroom

Rear aspect double glazed window with frosted glass, bath with shower attachment and glass screen, floating sink basin, heated towel rail, extractor fan and tiled wall/ floor.

WC

Low level WC, wash basin, tiled flooring. Front aspect porthole window.

Rear Garden

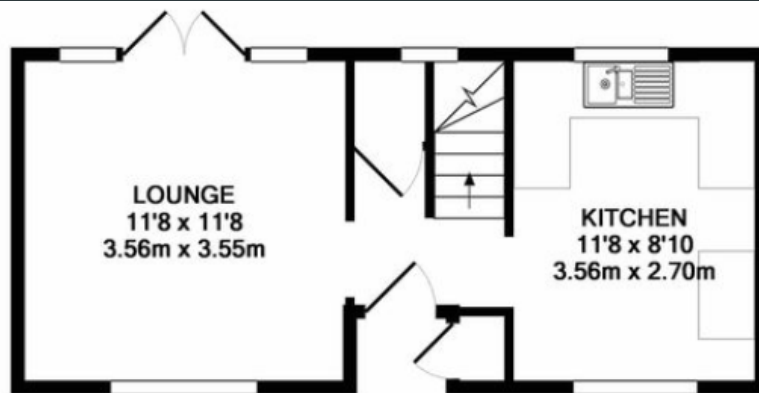
West facing garden, mostly laid to lawn with planted borders and patio area for furniture.

Tenure

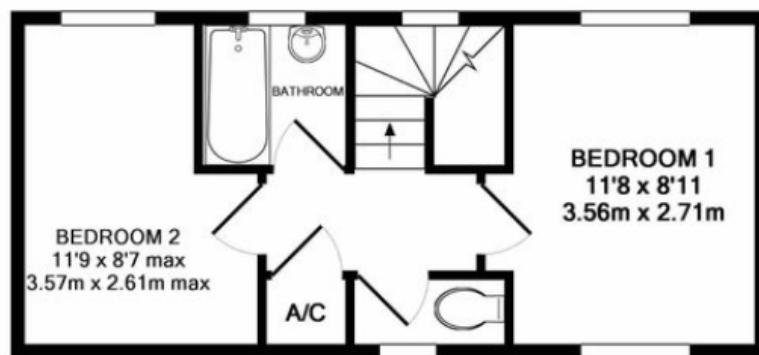
The property is freeholder however, has a management charge of £50 per calendar month for the upkeep and maintenance of all communal areas in the area. We recommend you confirm all information with your solicitor prior to exchange.



FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 295 SQ.FT.
(27.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 600 SQ.FT. (55.7 SQ.M.)