

FOR SALE

£625,000 Freehold



Dudley Road, Feltham, Greater London. TW14 8EJ

- Entrance Lobby and Inner Hall
- Living Room
- Kitchen/Diner/Orangery
- Annexe with Kitchen/Living/Bedroom/Shower Room
- 3 Good Size Bedrooms
- Family Shower Room
- Front and Rear Enclosed Gardens
- Detached Garage and Driveway to Rear
- Double Glazing
- Gas Central Heating with 2 Boilers



PROPERTY DESCRIPTION

A SUPERB EXTENDED FAMILY HOME QUIETLY SITUATED ON A CORNER PLOT IN A POPULAR AND CONVENIENT LOCATION WITH GARAGE AND DRIVE TO THE REAR. FEATURING A SELF CONTAINED, CONNECTING ANNEXE IDEAL FOR ELDERLY RELATIVE, TEENAGER OR A POTENTIAL ADDITIONAL INCOME. OFFERED WITH NO ONWARD CHAIN. EARLY VIEWING IS STRONGLY RECOMMENDED.



ROOM DESCRIPTIONS

DETACHED GARAGE

with double opening doors.

THE REAR GARDEN

is a good size and fully enclosed offering a high degree of privacy, lawn area, paved patio area, additional sunken decked entertaining area, water tap, timber shed, pergola over hardstanding driveway approached via double gates from Sherborne Road with access to:

THE FRONT GARDEN

is enclosed by low boundary brick wall and well maintained hedging, mainly laid to lawn with side gate to:

SHOWER ROOM

Modern white suite comprising large shower cubicle, low level w.c, wash hand basin, part tiled walls, rear aspect double glazed frosted window, extractor fan, tiled floor.

BEDROOM 3

3.66m maximum x 1.83m minimum (12' 0" x 6' 0") Rear aspect double glazed window, radiator, coved ceiling, dado rail.

BEDROOM 2

3.66m x 2.69m (12' 0" x 8' 10") Front and rear aspect double glazed windows, double radiator, coved ceiling.

BEDROOM 1

3.66m x 3.35m (12' 0" x 11' 0") Front aspect double glazed window, wall length range of fitted wardrobes with sliding doors, coved ceiling, solid wood flooring, radiator.

FIRST FLOOR

LANDING with front and rear aspect double glazed windows, radiator, hatch to loft space, doors to:

ANNEXE BEDROOM

4.75m x 2.69m (15' 7" x 8' 10") Front aspect double glazed window, double glazed french doors to rear garden, coved ceiling, double radiator.

ANNEXE SHOWER ROOM

Modern white suite with large shower cubicle, low level w.c, wall mounted wash hand basin, part tiled walls, heated towel rail, extractor fan.

ANNEXE KITCHEN

2.74m x 2.13m (9' 0" x 7' 0") Fitted in a matching range of modern units comprising single drainer single bowl sink unit with mixer tap, base cupboard and drawers and wall mounted cupboards over, built in oven, hob and cooker hood over, recess and plumbing for washing machine, space for upright fridge/freezer, door to INNER LOBBY with further door to:

ANNEXE LIVING ROOM

3.12m x 3.12m (10' 3" x 10' 3") Approached via Entrance Hall. Front aspect double glazed window, double radiator, coved ceiling, door to bedroom and opening to:

KITCHEN/DINER/ORANGERY

7.36m maximum x 5.33m maximum (24' 2" x 17' 6") - A particular feature of the property with a large lantern roof and three large arched picture double glazed windows, double glazed french doors to rear garden. Fitted in a matching range of modern units comprising single drainer single bowl sink unit with mixer tap, range of base cupboards and drawers with wall mounted cupboards over with understrip lighting and a further large bank of floor to ceiling units, space for range cooker, recess and plumbing for washing machine and dishwasher, space for upright fridge/freezer, tiled flooring with underfloor heating, further understairs storage cupboard, recessed spotlighting.

LIVING ROOM

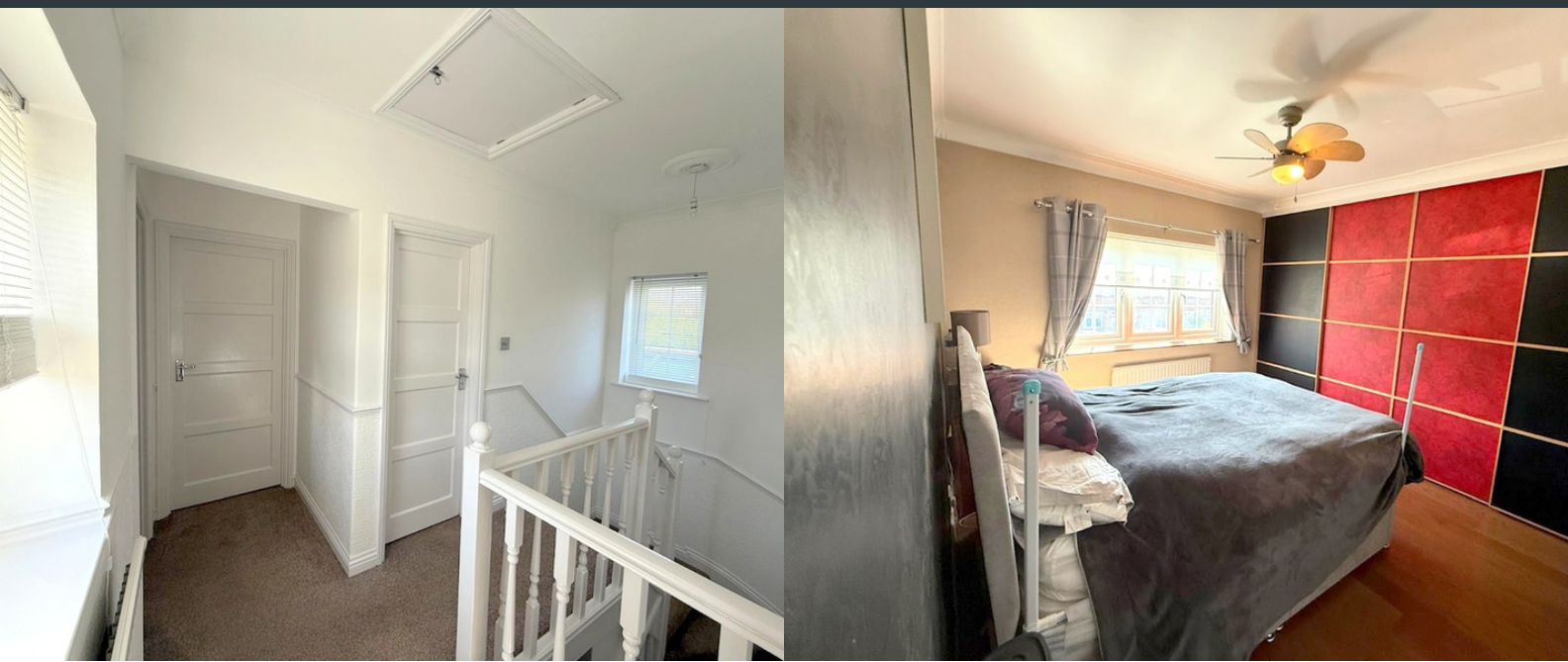
3.66m x 4.57m (12' 0" x 15' 0") Front aspect double glazed window, solid wood flooring, three wall light points, dado rail, coved ceiling, glazed door to:

INNER HALL

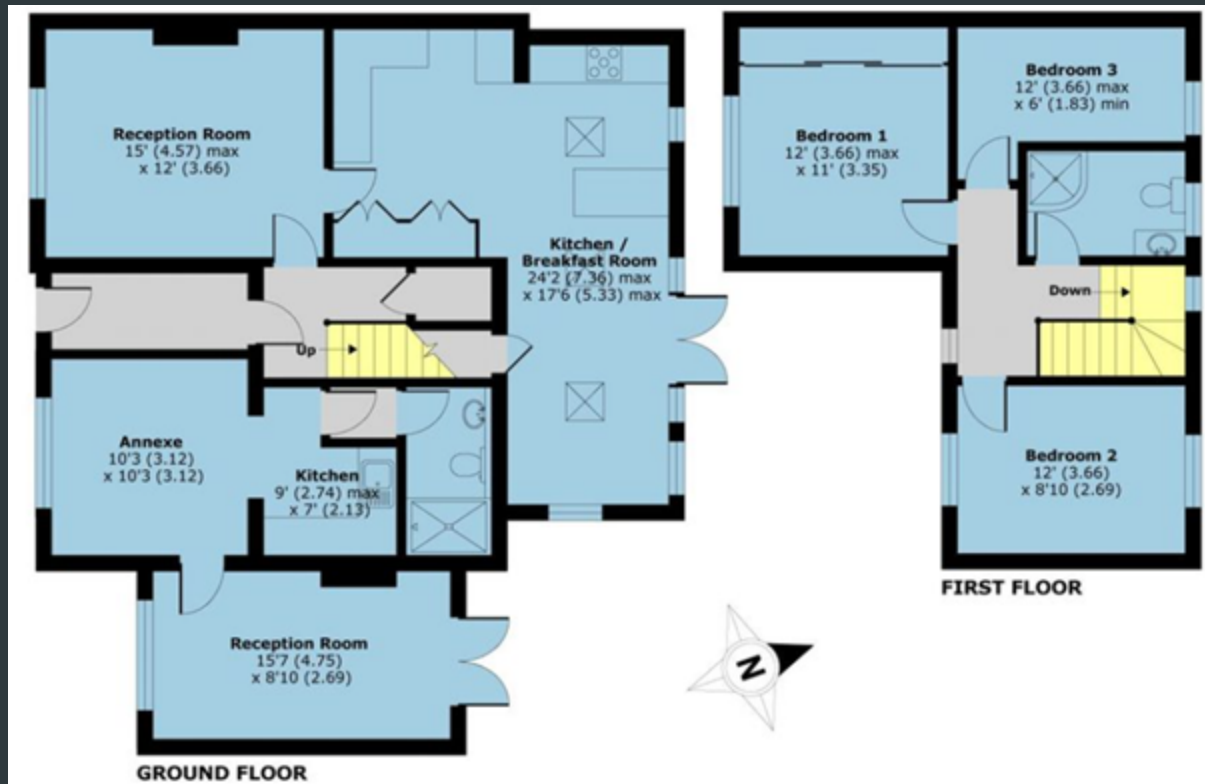
Stairs to first floor, understairs storage cupboard, coved ceiling, door to:

ENTRANCE HALL

Approached via double glazed main entrance door, laminate flooring, coved ceiling, further double glazed door to main house and timber door to annexe



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Feltham
 343, Bedfont Lane, Feltham, TW14 9SD
 02088937618
 info@robertshunt.co.uk