



## 31b Tachbrook Road, Feltham. TW14 9PD

- Private Driveway
- Spacious Living Room
- Kitchen with Island
- Separate Dining Room
- Rear Conservatory
- Study
- Four Good Sized Bedrooms
- Two Bathrooms
- Rear Garden
- AVAILABLE IMMEDIATELY



## PROPERTY DESCRIPTION

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A spacious and conveniently located bungalow with private driveway and converted garage. Situated in a popular residential road, just a short distance from local schools and Feltham High Street/ Mainline Station. Offered to the market with no onward chain and priced to allow for renovations, this is sure to be a popular property.



## ROOM DESCRIPTIONS

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### Entrance Hall

Approached via a side aspect wooden door, laminate flooring, stairs to first floor and doors to all rooms.

### Living Room/ Kitchen

4.09m x 7.29m (13' 5" x 23' 11") Rear and side aspect double glazed windows, laminate flooring, and open plan kitchen with a range of eye and base level units with integrated combi boiler, oven, gas hob, 1.5 bowl drainage sink and peninsular with seating. Space for white goods and lounge furniture.

### Conservatory

3.15m x 2.17m (10' 4" x 7' 1") Double glazed windows and doors, tiled flooring.

### Study

2.22m x 3.88m (7' 3" x 12' 9") Rear aspect double glazed sliding doors to harden, and carpeted flooring.

### Principle Bedroom

4.16m x 3.34m (13' 8" x 10' 11") Rear aspect double glazed bay window, wall length fitted wardrobes, laminate flooring and wall mounted radiator.

### Bedroom Two

2.75m x 3.29m (9' 0" x 10' 10") Rear aspect windows overlooking hallway, carpeted flooring and wall mounted radiator.

### Garage Room

2.75m x 5.06m (9' 0" x 16' 7") Double glazed skylight, carpeted flooring and wall mounted radiator.

### Bathroom

2.09m x 2.31m (6' 10" x 7' 7") Side aspect double glazed window with frosted glass, bath tub, low level WC, and sink. Tiled floor and walls.

### Shower Room

Shower, sink, WC and heated towel rail. Tiled floor and walls.

### First Floor

Doors to both bedrooms, laminate flooring and eaves storage.

### Bedroom Three

2.55m x 3.34m (8' 4" x 10' 11") Front aspect double glazed windows, laminate flooring and wall mounted radiator.

### Bedroom Four

3.66m x 3.18m (12' 0" x 10' 5") Rear aspect double glazed windows, laminate flooring and wall mounted radiator.

### Garden

Mostly laid to lawn with planted borders and side gate.



