

FOR SALE

£315,000 Leasehold



## Staines Road, Feltham, Greater London. TW14 9HA

- Side Entrance Lobby
- First Floor Landing
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Own Rear Garden
- 90+ years on the lease



## PROPERTY DESCRIPTION

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A SPACIOUS FIRST FLOOR MAISONETTE WITH OWN REAR GARDEN, PRICED TO ALLOW FOR SOME IMPROVEMENT AND POSITIONED ON A WELL-CONNECTED THOROUGHFARE IN THE LONDON BOROUGH OF HOUNSLOW. SITUATED IN A POPULAR AND CENTRAL LOCATION FOR NEARBY BEDFONT SHOPS. IDEAL FIRST PURCHASE OR INVESTMENT BUY WITH STRONG TENANT DEMAND. EARLY VIEWING RECOMMENDED. PROVIDING GOOD COMMUTER LINKS WITH EASY ACCESS TO FELTHAM MAINLINE WHICH CONNECTS TO WATERLOO, HATTON CROSS UNDERGROUND, AND THE PICCADDILY LINE WITH FREQUENT RAIL SERVICE TO LONDON AND BEYOND.



## ROOM DESCRIPTIONS

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### ENTRANCE LOBBY

Approached to property off the main Staines Road. Adjacent to local shops. Side aspect entrance door, Carpeted entrance way, storage cupboard, staircase leading to first floor landing.

### STAIRWAY LANDING

Carpeted landing area with doors to all rooms, hatch to loft.

### LOUNGE

4.5m x 3.4m (14' 9" x 11' 2") Wood laminate flooring, front aspect facing double glazed windows. Wall mounted radiator.

### KITCHEN

3.0m x 3.1m (9' 10" x 10' 2") Rear aspect double glazed window, Vinyl flooring, drainer bowl sink unit with base cupboard and drawers with tiled splashbacks and wall mounted cupboards and boiler, recess and plumbing for washing machine.

### BEDROOM 1

3.6m x 2.9m (11' 10" x 9' 6") Wood laminate floor, front aspect double glazed window and mounted radiator.

### BEDROOM 2

Wood laminate flooring, rear aspect double glazed window and mounted radiator.

### BATHROOM

1.7m x 1.9m (5' 7" x 6' 3") Wood laminate flooring, side aspect double glazed window, panel enclosed bath, pedestal wash hand basin, low level w.c and radiator.

### GARDEN AREA

Side access, shared walkway into open garden area. Note: The Garden needs some attention.

### TENURE

We have been advised the property lease currently has 93 years remaining. However, we recommend this information be confirmed with your solicitor prior to exchange.



