

FOR SALE

£299,000 Leasehold



17 Dockwell Close, Feltham, Greater London. TW14 0QA

- Spacious living room
- Two Double Bedroom
- Private large rear garden
- Entrance Hall
- Kitchen/Diner with Door to Garden
- Gas Central Heating
- Bathroom
- Front Garden



PROPERTY DESCRIPTION

A SPACIOUS AND WELL-PRESENTED GROUND FLOOR MAISONETTE, IDEALLY POSITIONED IN BEDFONT WITHIN A SMALL CUL-DE-SAC, JUST A SHORT WALK FROM HATTON CROSS UNDERGROUND AND BUS STATION, PROVIDING EXCELLENT LINKS TO HEATHROW AIRPORT AND THE PICCADILLY LINE. THE PROPERTY IS OFFERED WITH A NEW LEASE ON COMPLETION (171 YEARS TOTAL), MAKING IT AN ATTRACTIVE LONG-TERM PURCHASE. FURTHER BENEFITS INCLUDE A GENEROUS PRIVATE REAR GARDEN AND A FRONT GARDEN OFFERING POTENTIAL FOR OFF STREET PARKING, SUBJECT TO USUAL CONSENTS. AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS, DOWNSIZERS, OR INVESTORS. OFFERED WITH NO ONWARD CHAIN. EARLY ENQUIRIES ARE HIGHLY RECOMMENDED.



ROOM DESCRIPTIONS

ENTRANCE LOBBY

Approached via a front aspect door, understairs storage cupboard, further door to:

ENTRANCE HALL

Large storage cupboard, doors to all rooms, radiator.

KITCHEN

4.0m x 2.5m (13' 1" x 8' 2") Side and rear aspect double glazed windows, drainer bowl sink unit with base cupboard and drawers with tiled splashbacks and wall mounted cupboards and boiler storage space.

LIVING ROOM

3.5m x 4.5m (11' 6" x 14' 9") Front aspect south facing double glazed window, wall mounted radiator and wood laminate flooring.

MASTER BEDROOM

4.0m x 3.2m (13' 1" x 10' 6") Rear aspect double glazed window, radiator.

BEDROOM 2

2.7m x 2.9m (8' 10" x 9' 6") Front aspect double glazed window., radiator.

BATHROOM

1.5m x 2.6m (4' 11" x 8' 6") Side aspect double glazed frosted window, panel enclosed bath, pedestal wash hand basin, low level w.c, towel radiator.

THE REAR GARDEN

Large Garden Area with side access, Currently split into two areas, the first part being enclosed to the rear of the property and second part beyond which could easily be opened up as one if required.

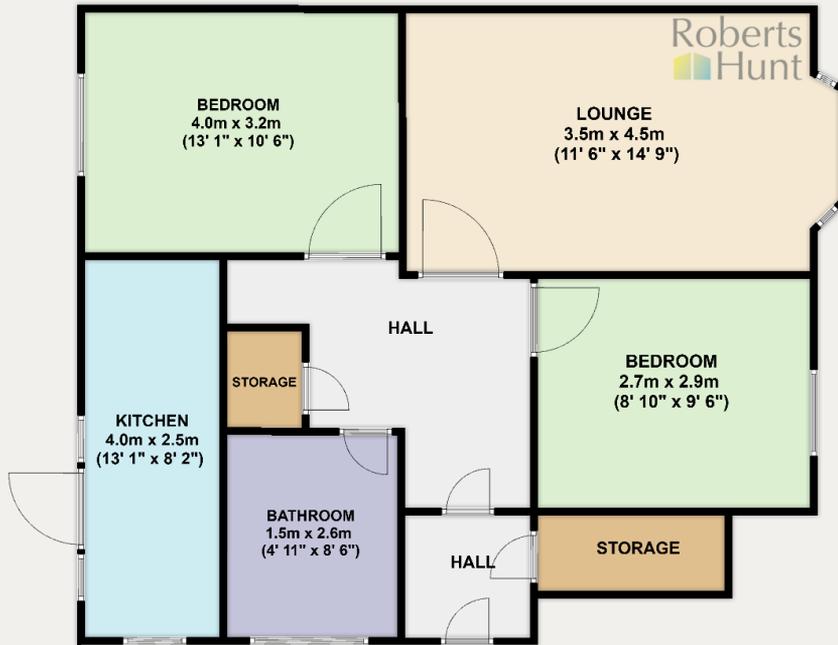
THE FRONT GARDEN

is a good size and enclosed and offers potential for off street parking, subject to the necessary consents.

TENURE

We have been advised the property sale will have a new lease extension on completion, we understand 90 years added to current lease of 81 so should be in region of 171 years on completion with a peppercorn ground rent. However, we recommend this information be confirmed with your solicitor prior to exchange.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	76
(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	