

FOR SALE

£325,000 Leasehold



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

- Entrance Porch
- Spacious Lounge/ Diner
- Modern Kitchen
- Two Good Sized Bedrooms
- Spacious Bathroom
- Large Rear Garden w/ Shed
- Combi Boiler
- Loft Space
- Highly Recommended
- New Windows Installed December 2024





## PROPERTY DESCRIPTION

A spacious and beautifully presented first floor maisonette with loft and large rear garden. Conveniently located along the ever popular Staines Road with easy access to Bedfont & Feltham High Streets as well as Hatton Cross Underground Station connecting to central London and Heathrow Airport. Contact our office now for more information.





## ROOM DESCRIPTIONS

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### Entrance Porch

Approached via a side aspect wooden door with frosted panel glazing, leading to carpeted stairs to first floor.

### Landing

Side aspect double glazed window, loft hatch, carpeted floor, built in storage cupboard and doors leading to all rooms.

### Living Room

4.47m x 3.33m (14' 8" x 10' 11") Front aspect double glazed windows, carpeted flooring and wall mounted radiator.

### Kitchen

2.01m x 3.18m (6' 7" x 10' 5") Rear aspect double glazed windows, a modern range of eye and base level units with integrated combi boiler, 1.5 bowl drainage sink, oven, gas hob, extractor fan and space for fridge/freezer, dishwasher and washing machine.

### Bedroom One

4.09m x 3.15m (13' 5" x 10' 4") Rear aspect double glazed windows, carpeted flooring and wall mounted radiator.

### Bedroom Two

3.46m x 3.01m (11' 4" x 9' 11") Front aspect double glazed windows, built in over stair wardrobe, carpeted flooring and wall mounted radiator.

### Garden

South facing and mostly laid to lawn with planted borders, rear wooden shed and block paved patio for garden furniture.

### Tenure

We have been advised there is approximately 104 years lease remaining with an annual ground rent of £100 and no service charge. We recommend this information is confirmed with your solicitor prior to exchange.



