

FOR SALE

£425,000 Freehold



55 Engleheart Drive, BEDFONT. TW14 9HL

- Entrance Hall
- Stylish Kitchen
- Lounge/Dining Room
- 3 Good Sized Bedrooms
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Enclosed Rear Garden
- EICR & Gas Safety Certificates
- No Onward Chain



PROPERTY DESCRIPTION

A spacious terraced home conveniently located off the ever popular Staines Road, with public transport links to Bedfont High Street, Hounslow and Hatton Cross Station. Refurbished in recent years and presented to a high standard with up to date EICR and Gas Safety Certs. Offered to the market with no onward chain, an early viewing is recommended to avoid missing out.



ROOM DESCRIPTIONS

Entrance Hall

Approached via a front aspect UPVC door, laminate flooring, carpeted stairs, wooden doors to;

Kitchen

A range of eye and base level units with roll top work surfaces incorporating a single drainer sink, spaces for washing machine, fridge/freezer and oven, breakfast bar, wall mounted gas combination boiler which was installed at the beginning of 2023, double glazed front aspect window.

Lounge/ Dining Room

Rear aspect double glazed windows and door to garden, under stair storage cupboard, laminate flooring and wall mounted radiators.

Landing

Carpeted flooring, loft hatch and built in storage cupboard.

Principle Bedroom

Front aspect double glazed window, carpeted flooring and wall mounted radiator.

Bedroom Two

Rear aspect double glazed window, carpeted flooring and wall mounted radiator.

Bedroom Three

Rear aspect double glazed window, carpeted flooring and wall mounted radiator.

Bathroom

Front aspect double glazed windows with frosted glass, roll top bath tub with shower attachment and glass screen, low level WC, pedestal wash basin, tiled flooring and heated towel rail.

Garden

Decking installed October 2023, lawn and rear access via footpath.

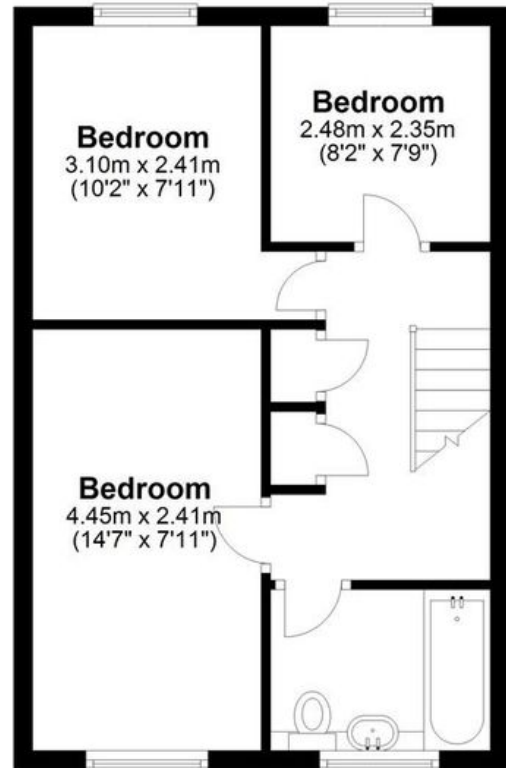


Ground Floor

Approx. 39.1 sq. metres (421.3 sq. feet)

**First Floor**


Approx. 38.0 sq. metres (409.3 sq. feet)



Total area: approx. 77.2 sq. metres (830.5 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows and rooms are approximate and no responsibility is accepted for any error, omission or misstatement. These plans are for information only and should not be used as a basis for any purchase or lease agreement. The owner, its agents and advisors accept no liability for any error, omission or misstatement. The plans are for information only and should not be used as a basis for any purchase or lease agreement. The owner, its agents and advisors accept no liability for any error, omission or misstatement.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	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	

Feltham

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