

FOR SALE

£530,000 Freehold



## 538 Staines Road, Feltham, Greater London. TW14 8DF

- Conservatory space
- Side access to Garden
- 60 Foot Garden
- Entrance Porch
- Lounge & Dining Room
- Modern Fitted Kitchen
- 3 Bedrooms
- Modern 4 piece Bathroom
- Gas central heating
- Off Street Parking



## PROPERTY DESCRIPTION

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A WELL PRESENTED SEMI-DETACHED FAMILY HOME FEATURING A FULL WIDTH DOUBLE GLAZED CONSERVATORY ACROSS THE BACK OVERLOOKING A GOOD SIZE SOUTH FACING REAR GARDEN. SITUATED IN A POPULAR LOCATION CLOSE TO BEDFONT GREEN IN A SLIP ROAD CONVENIENTLY LOCATED FOR NEARBY SHOPS AND SCHOOLS, WITH EASY ACCESS TO FELTHAM AND HATTON CROSS STATIONS. EARLY VIEWING IS STRONGLY RECOMMENDED.



## ROOM DESCRIPTIONS

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### **PORCH**

1.8m x 1.1m (5' 11" x 3' 7") Entered through front aspect composite double glazed door. A brick built porch space with further access to;

### **ENTRANCE HALL**

1.7m x 4.1m (5' 7" x 13' 5") A front aspect wooden door with double glazed windows, under stair storage housing gas and electric meters, laminate flooring and radiator. Wooden doors to;

### **LOUNGE / DINING AREA**

7.7m x 2.9m (25' 3" x 9' 6") Chimney with marble base, steel surround & steel picture rail. Front aspect double glazed bay window with wooden shutters, laminate flooring and wall mounted radiators.

### **CONSERVATORY**

3.0m x 5.0m (9' 10" x 16' 5") Sliding patio door from lounge opening to laminate flooring, double glazed windows, Mid level wooden countertop, power & water access points. Rear aspect French doors open out to:

### **KITCHEN**

2.0m x 3.3m (6' 7" x 10' 10") Side aspect double glazed window. A range of eye and base level units with integrated drainage sink, gas hob, oven and kitchen extractor. Space for fridge/ freezer & laminate flooring.

### **FIRST FLOOR LANDING**

2.6m x 2.3m (8' 6" x 7' 7") Carpeted area with side aspect double glazed window & four door access to;

### **BEDROOM 1**

4.1m x 3.0m (13' 5" x 9' 10") Rear aspect double glazed window, laminate flooring, storage cupboard and radiator.

### **BEDROOM 2**

3.6m x 2.4m (11' 10" x 7' 10") Front aspect double glazed bay window with wooden shutters, inbuilt wardrobes, carpeted flooring and radiator.

### **BEDROOM 3**

2.0m x 2.7m (6' 7" x 8' 10") Front aspect double glazed window with blinds, laminate flooring and radiator.

### **FAMILY BATHROOM**

2.3m x 2.2m (7' 7" x 7' 3") Side aspect double glazed windows, panel enclosed bath with separate walk in shower, vanity unit with sink, low level w.c, extractor fan, mirrored storage unit, partially tiled walls and laminate flooring.

### **FRONT GARDEN**

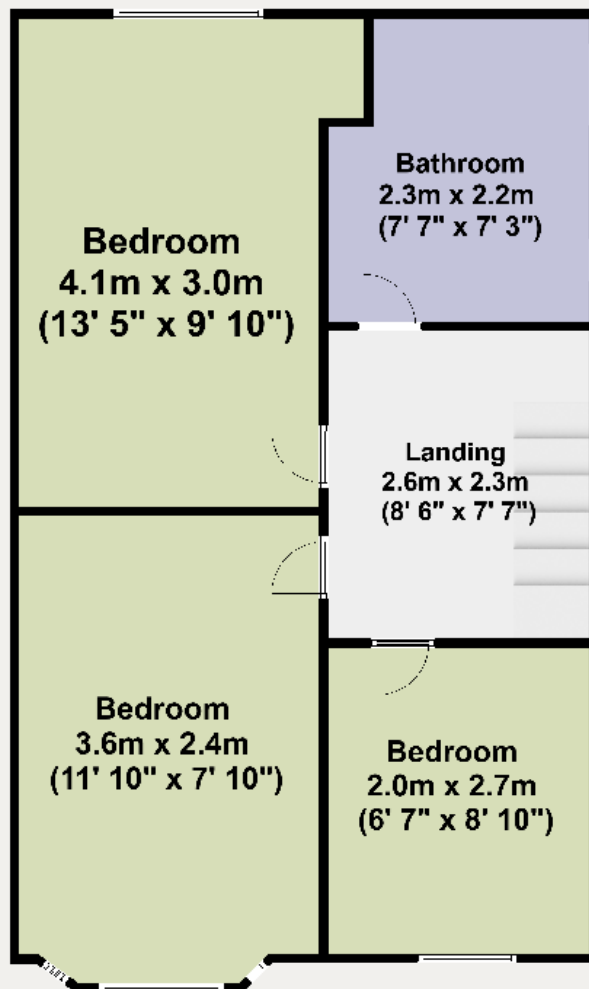
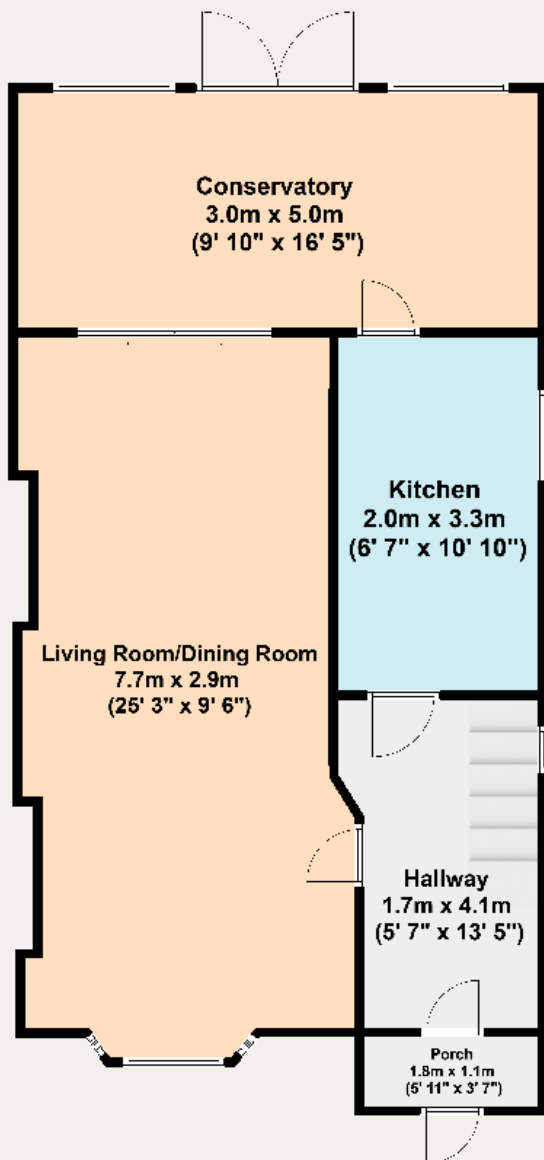
Block paved providing off street parking, flower/shrub beds and side shared driveway providing access to;

### **REAR GARDEN**

Mostly Patio area approximately 60 foot long, with grass area and side access via wooden gate, additional large concrete garage storage.



# FLOORPLAN



Feltham

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