

FOR SALE

£450,000 Freehold



# 47 Peacock Avenue, Bedfont . TW14 8ET

- Entrance Porch
- Spacious Lounge/ Diner
- Modern Kitchen
- Three Good Sized Bedrooms
- Private Driveway
- Family Shower Room
- Downstairs WC
- HIGHLY RECOMMENDED
- No Onward Chain
- EICR & Gas Certs

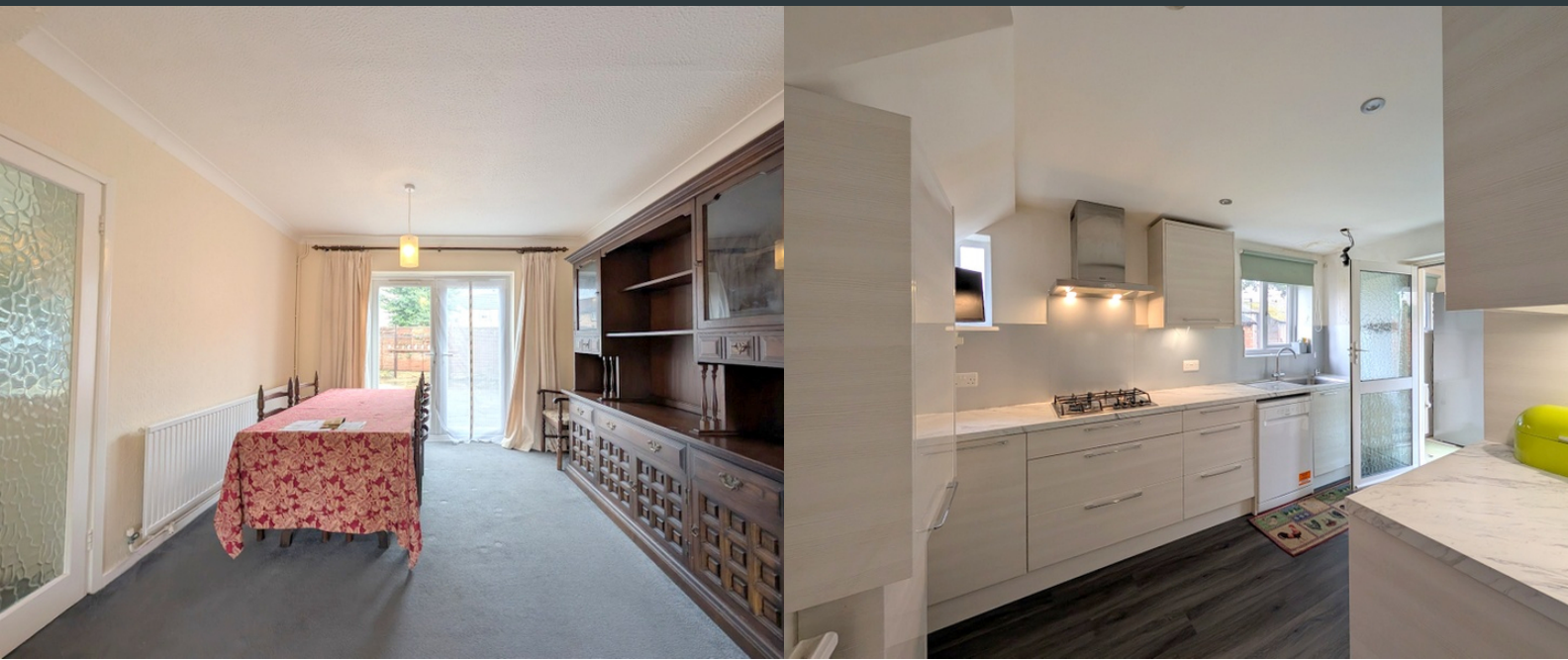




## PROPERTY DESCRIPTION

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A spacious and well presented family home with private driveway and downstairs WC. Conveniently located in a popular and quiet residential road, just a short walk from local schools and high street. Offered to the market with no onward chain and manageable garden as well as up to date landlord certification including gas safety and EICR. Contact our office now for more information.



## ROOM DESCRIPTIONS

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### Entrance Porch

Approached via a front aspect UPVC door, carpeted flooring and double glazed door to;

### Living Room

6.08m x 3.81m (19' 11" x 12' 6") Front aspect double glazed window, carpeted flooring and wall mounted radiator.

### Dining Room

3.38m x 3.21m (11' 1" x 10' 6") Rear aspect double glazed French doors to garden, carpeted flooring and wall mounted radiator.

### Kitchen

2.55m x 3.45m (8' 4" x 11' 4") Side aspect double glazed window, a modern range of eye and base level units with integrated drainage sink, oven, gas hob, extractor fan and space for white goods.

### Utility Room

Side aspect double glazed sliding door to garden, eye and base level units, space for white goods, and low level WC.

### First Floor Landing

Side aspect double glazed window, carpeted flooring, loft hatch and doors to all rooms.

### Principle Bedroom

3.39m x 3.85m (11' 1" x 12' 8") Front aspect double glazed windows, wall length fitted wardrobes, carpeted flooring and wall mounted radiator.

### Bedroom Two

3.38m x 3.21m (11' 1" x 10' 6") Rear aspect double glazed window, carpeted flooring and wall mounted radiator.

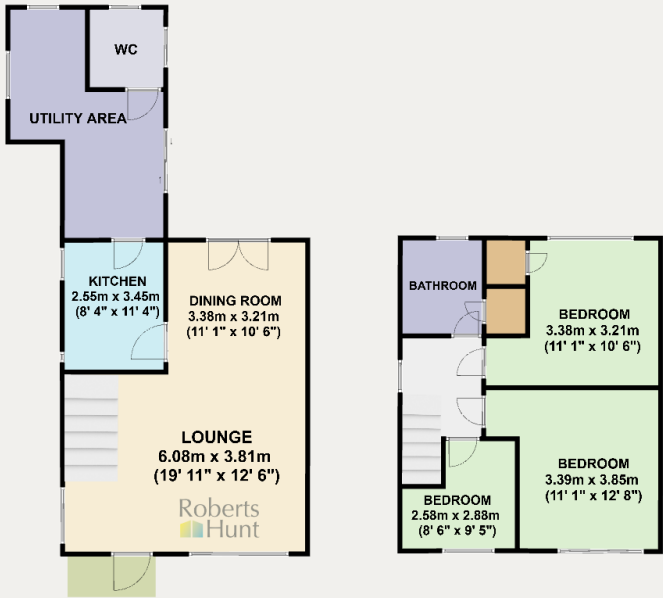
### Bedroom Three

2.58m x 2.88m (8' 6" x 9' 5") Rear aspect double glazed window with frosted glass, shower, low level WC and pedestal wash basin. Airing cupboard housing hot water tank.

### Garden

Rear garden paved with side access.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	