



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
- Double Glazing
- Loft Space
- Highly Recommended



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

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.

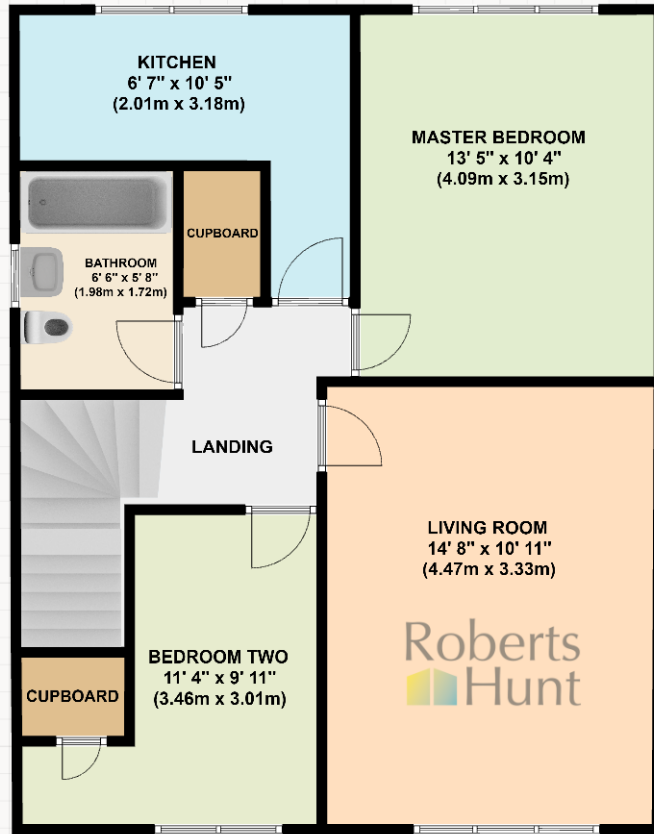
Garden

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 105 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.





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