



1 Marriott Close, Feltham, Greater London. TW14 9PZ

- Entrance Hall
- Lounge/ Diner
- Spacious Kitchen
- Two Double Bedrooms
- Family Bathroom
- Private Rear Garden
- Driveway
- Garage in Block
- 900+ Year Lease
- No Onward Chain



PROPERTY DESCRIPTION

A spacious and well presented ground floor maisonette boasting one of the largest plots in the road which includes a private driveway and a garage with an additional space for parking. Located in a popular and quiet cul-de-sac, just a short distance from Hatton Cross Underground Station connecting to Heathrow Airport. Not only is their no onward chain, but also a long lease of over 900 years and a peppercorn ground rent. An early viewing is recommended to avoid missing out.



ROOM DESCRIPTIONS

Entrance Hall

Approached via a side aspect UPVC door, laminate flooring, storage cupboard and doors to all rooms.

Lounge

4.06m x 3.55m (13' 4" x 11' 8") Front aspect double glazed windows, laminate flooring and wall mounted radiator. Ample space for lounge and dining furniture.

Kitchen

4.06m x 2.23m (13' 4" x 7' 4") Rear and side aspect double glazed window and door to garden, a modern range of eye and base level units with integrated combi boiler, 1.5 bowl drainage sink, oven, gas hob, extractor fan and island seating.

Bedroom One

3.91m x 3.25m (12' 10" x 10' 8") Rear aspect double glazed windows, laminate flooring, wall length fitted wardrobes and wall mounted radiator.

Bedroom Two

2.72m x 2.66m (8' 11" x 8' 9") Front aspect double glazed window, carpeted flooring, built in wardrobe and wall mounted radiator.

Garden

Paved with built in wooden shed and side gate to driveway.

Driveway

Paved and large enough for one car, directly out the entrance door.

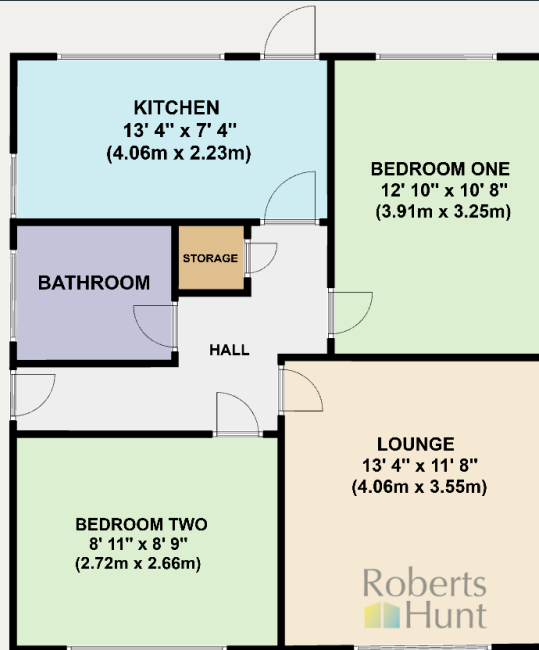
Garage

Located in a block next to the property with a bonus parking space in front of the up and over door.

Tenure

We have been advised there is approximately 939 years remaining on the lease with a peppercorn ground rent 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	78
(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	