

REDUCED

£412,500 Freehold



Hatton Road, Feltham, Greater London. TW14 9PY

- Front Entrance
- Spacious Lounge/ Diner
- Spacious Kitchen
- Large Bathroom
- South Facing Garden
- No Onward Chain
- Central Location
- Highly Recommended
- Front Driveway
- 2 Bedrooms plus Loft Room



PROPERTY DESCRIPTION

A spacious and well presented semi detached house with driveway and additional loft room. Conveniently located on the ever popular Hatton Road with 24hr bus service into Heathrow and a short walk from Hatton Cross Underground Station. Offered to the market with no onward chain and priced to allow for renovation, an early viewing is recommended to avoid missing out.



ROOM DESCRIPTIONS

Entrance

Approached via a front aspect UPVC door with double glazing, leading through a carpeted hallway to;

Lounge/ Dining Room

4.28m x 7.60m (14' 1" x 24' 11") Front aspect double glazed bay windows, brick fireplace, carpeted flooring, two wall mounted radiators, carpeted stairs and doorway to;

Kitchen

2.72m x 3.64m (8' 11" x 11' 11") Rear aspect double glazed windows and door to garden. A range of eye and base level units with integrated 1.5 bowl sink, oven, gas hob, extractor fan, dishwasher, boiler and space for fridge/ freezer and washing machine.

First Floor Landing

Carpeted flooring, stairs to loft room and doors to all rooms.

Principle Bedroom

3.37m x 3.50m (11' 1" x 11' 6") Dual front aspect double glazed windows, wall length fitted wardrobes, carpeted flooring and wall mounted double radiator.

Bedroom Two

2.74m x 3.35m (9' 0" x 11' 0") Rear aspect double glazed window, carpeted flooring and wall mounted radiator.

Bathroom

2.73m x 3.63m (8' 11" x 11' 11") Rear aspect double glazed windows with frosted glass, bath tub with glass screen, separate corner shower, low level WC, pedestal wash basin, heated towel rail and extractor fan. Airing cupboard housing hot water tank.

Loft Bedroom

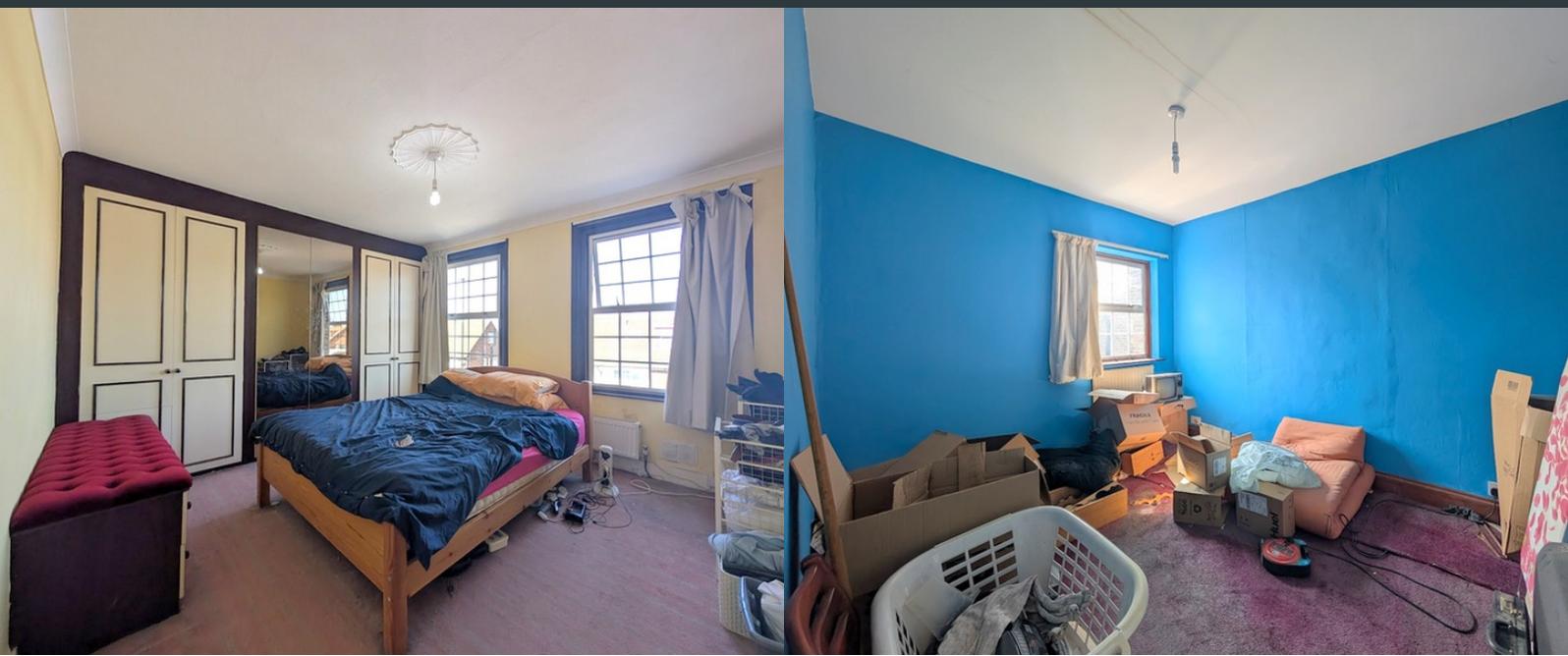
2.07m x 6.88m (6' 9" x 22' 7") Two skylight windows, carpeted flooring and eaves storage spanning the length of the room.

Rear Garden

South east facing and mostly paved with some soil areas for planting. Side access to driveway.

Driveway

Shared drive with dropped curb.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	