

FOR SALE

£515,000 Freehold



## Hazelmere Close, Feltham, Greater London. TW14 9PX

- Entrance Hall
- Spacious living room
- Large dining room
- Three good sized bedrooms
- Large bathroom
- Kitchen
- Enclosed Rear Garden
- Detached Garage and Own Driveway



## PROPERTY DESCRIPTION

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AN OPPORTUNITY TO ACQUIRE A SPACIOUS ATTRACTIVE FAMILY HOME LOCATED IN A POPULAR AND QUIET RESIDENTIAL CUL-DE-SAC IN BEDFONT AND ONLY A SHORT DISTANCE FROM HATTON CROSS UNDERGROUND STATION. OFFERED TO THE MARKET WITH NO ONWARD CHAIN, AN EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID MISSING OUT.



## ROOM DESCRIPTIONS

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### ENTRANCE HALL

1.8m x 3.2m (5' 11" x 10' 6") Approachd via front door under covered entrance, Carpeted flooring, two door access, double glazed side aspect window, radiator, stairs to first floor with storage under.

### LOUNGE

4.6m x 4.1m (15' 1" x 13' 5") Carpeted flooring, Bay double glazed front aspect window. Wall mounted radiator and double doors through to dining space.

### DINING ROOM

3.0m x 3.4m (9' 10" x 11' 2") Carpeted flooring, double glazed rear aspect window and wall mounted radiator.

### KITCHEN

Rear aspect double glazed window, stainless steel sink unit, base cupboard and drawer units with wall mounted cupboards over, space for cooker, space for upright fridge/freezer, recently installed wall mounted combination boiler, wooden floorboards, double glazed door to side, space for table and chairs.

### FIRST FLOOR LANDING

Carpeted area at top of stairs with doors to all rooms, loft hatch, side aspect double glazed window.

### BEDROOM 1

2.7m x 2.5m (8' 10" x 8' 2") Carpeted room, front aspect double glazed bay window, radiator.

### BEDROOM 2

3.3m x 3.5m (10' 10" x 11' 6") Carpeted flooring, rear aspect double glazed window, radiator, built in storage cupboard.

### BEDROOM 3

4.4m x 3.5m (14' 5" x 11' 6") Carpeted flooring, wall mounted radiator, front aspect double glazed window.

### FAMILY BATHROOM

White suite comprising panel enclosed bath, wash hand basin in vanity unit, low level w.c, large walk in shower, chrome towel radiator, double glazed rear aspect window and side aspect double glazed window, tiled walls.

### THE FRONT GARDEN

is a good size and own driveway providing off street parking, side pedestrian gate,

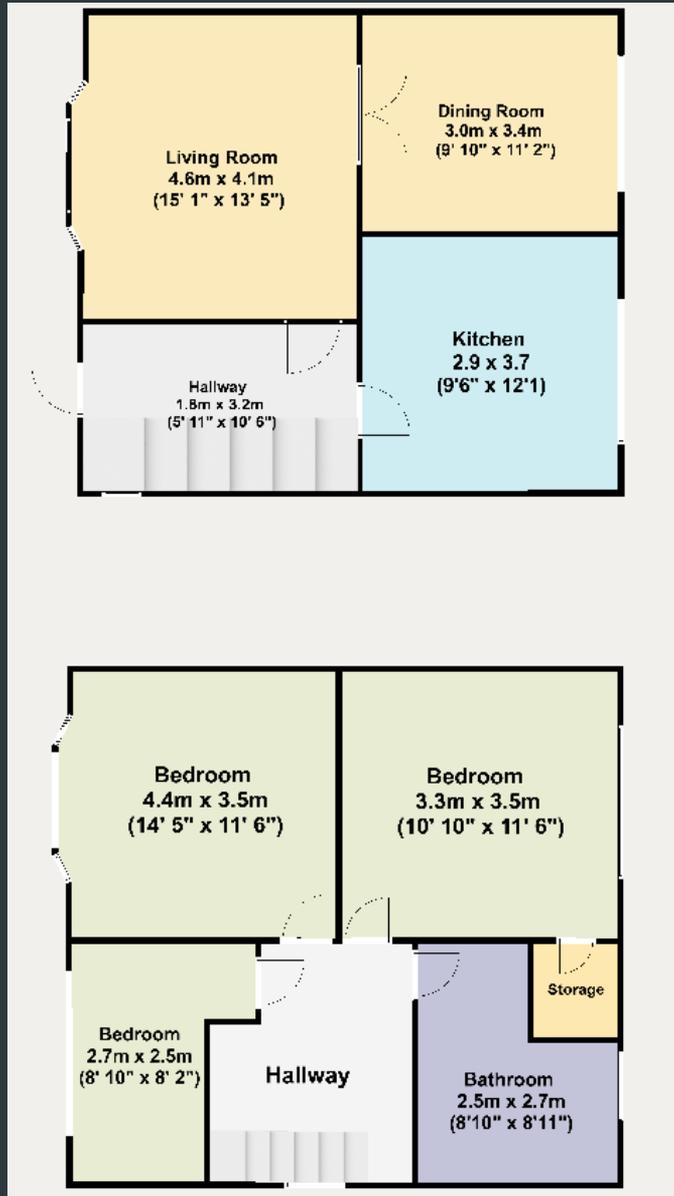
### THE REAR GARDEN

is enclosed and mainly laid to lawn, flower/shrub beds.

### GARAGE

2.4m x 4m (7' 10" x 13' 1") Metal up and over door, rear garden 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> |                         | 80        |
| (55-68)                                     | <b>D</b> | 67                      |           |
| (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 |           |