

FOR SALE

£675,000 Freehold



# 47 Peacock Avenue, Bedfont . TW14 8ET

- Entrance Porch
- Spacious Lounge/ Diner
- Modern Kitchen
- Two Shower Rooms
- Three Good Sized Bedrooms
- Private Driveway
- Planning Permission Granted
- Separate Detached House
- NO ONWARD CHAIN
- HIGHLY RECOMMENDED



## PROPERTY DESCRIPTION

PLANNING PERMISSION GRANTED FOR A DETACHED HOUSE ON SIDE. A rare chance to purchase a large three bedroom semi detached house with pre approved planning permission. CIL charge of £15,000 and potential for further planning to be granted. Located in a popular and quiet residential road, just a short distance from Feltham High Street, Hatton Cross Underground Station and Heathrow Airport. 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, shower and low level WC. Please note, under the current approved plans, this room would need to be removed to allow space to build the new property.

### 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.

### Side Land

A large amount of land to the side with planning permission for a detached house with two car driveway in front.



