

FOR SALE

£325,000 Leasehold



# 136 Burns Avenue, Feltham, Greater London. TW14 9HZ

- Rear Private Garden
- Entrance Hall
- Double Glazing
- Gas Central Heating
- Side access to Garden
- Recently Decorated
- Popular Central Location
- Living / Dining Room



## PROPERTY DESCRIPTION

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THIS BRIGHT , SPACIOUS AND RECENTLY PAINTED GROUND FLOOR MAISONETTE WITH GOOD SIZE ENCLOSED PRIVATE REAR AND FRONT GARDEN. QUIETLY LOCATED IN A CENTRAL AND POPULAR RESIDENTIAL ROAD, JUST OFF STAINES ROAD WITH BUS LINKS TO FELTHAM MAINLINES STATE AND HATTON CROSS UNDERGROUND STATION CONNECTING TO HEATHROW AIRPORT. IDEAL FIRST TIME PURCHASE, RETIREMENT/DOWNSIZE PURCHASE OR PERFECT FOR AN INVESTMENT. EARLY INTERNAL VIEWING IS STRONGLY RECOMMENDED.



## ROOM DESCRIPTIONS

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### ENTRANCE HALLWAY

3.9m x 2.1m (12' 10" x 6' 11") Approached via a front aspect wooden front door, built in storage cupboard, wood flooring, doors to all rooms.

### LOUNGE

3.4m x 4.1m (11' 2" x 13' 5") Rear aspect double glazed windows and door facing out to rear garden, wood flooring, fireplace opening and two radiators.

### KITCHEN

2.6m x 3.2m (8' 6" x 10' 6") Modern base cupboard and drawers units with wooden worktops, inset stainless steel sink unit with mixer tap, plumbing for washing machine, wood flooring, side & rear aspect double glazed windows, space for cooker or double fridge and CB boiler.

### BEDROOM 1

3.7m x 2.8m (12' 2" x 9' 2") Semi bay front aspect facing double glazed window. wooden flooring, built in storage cupboard and radiator.

### BEDROOM 2

1.9m x 3.6m (6' 3" x 11' 10") Semi bay front aspect window, carpeted flooring and radiator.

### BATHROOM

1.6m x 2.6m (5' 3" x 8' 6") White suite comprising a panel enclosed bath with centre mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level w.c, front aspect double glazed window, tiled walls, floor & mirrored store cupboard.

### THE REAR GARDEN

With Astroturf lawn area, side pedestrian access with gate to front garden, potential driveway access providing off street parking and access to:

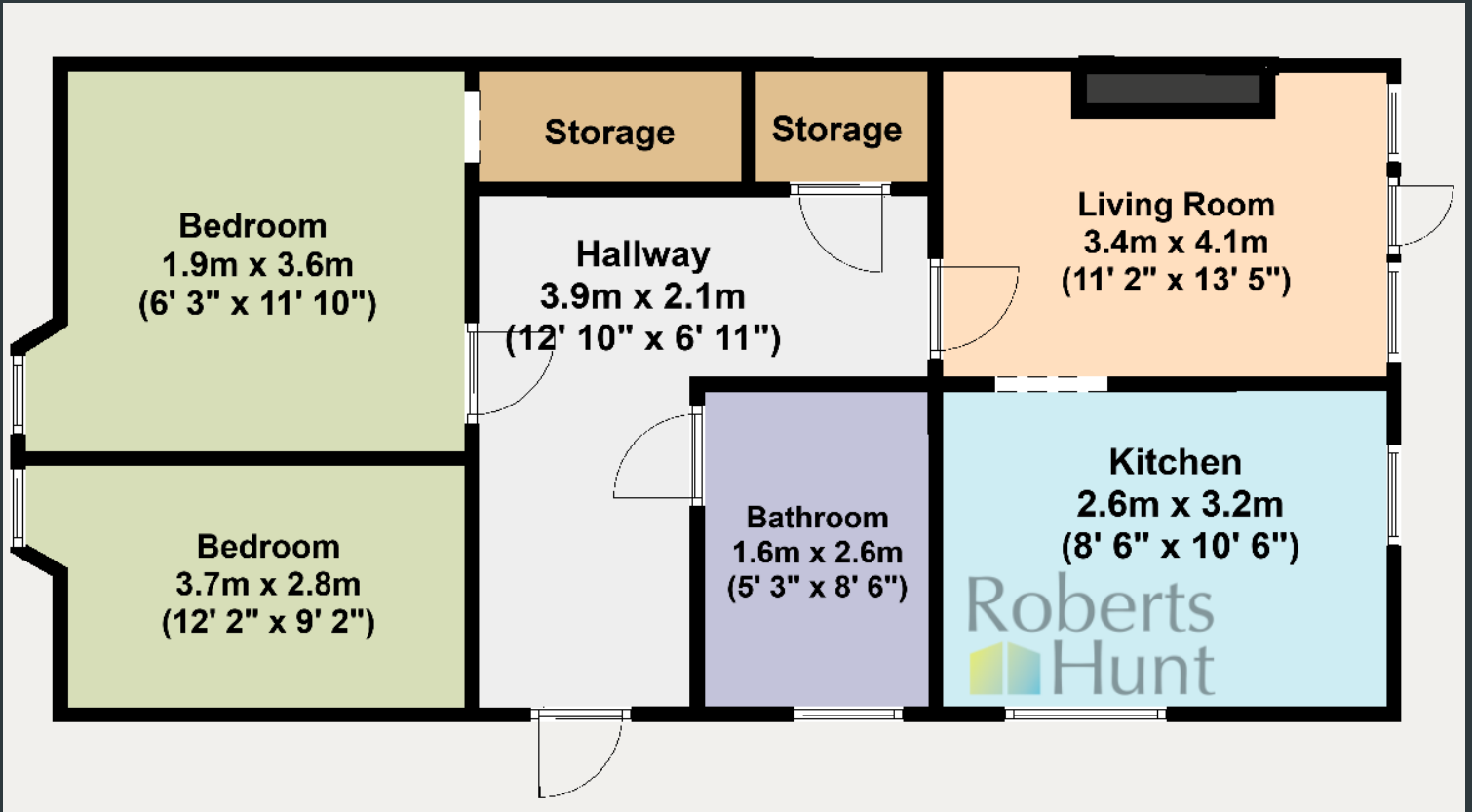
### THE FRONT GARDEN

Secluded and private, enclosed by foliage with fencing and partially paved for ease of maintenance. A small grass space with front pedestrian gate and additional access to rear garden & shed unit.

### TENURE

We have been advised that the lease is 120 years. The ground rent is £10 per annum, annual service charge is £352.92, and the buildings insurance is £435.17. We recommend this information be confirmed with a solicitor prior to exchange.





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>	69	79
(55-68)	<b>D</b>		
(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	

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