

FOR SALE

£450,000 Freehold



42 Kingston Avenue, Feltham, Greater London. TW14 9SL

- Entrance Lobby
- Two Separate Reception Rooms
- Kitchen
- 2 Good Size Bedrooms
- Spacious Bathroom
- Double Glazing
- Gas Central Heating
- Large Rear Garden
- Front Garden
- Own Driveway
- RECOMMENDED



PROPERTY DESCRIPTION

A CONVENIENTLY LOCATED SEMI-DETACHED HOUSE PRICED TO ALLOW FOR SOME IMPROVEMENT AND OFFERING HUGE POTENTIAL FOR EXTENSION TO SIDE/REAR AND LOFT, SUBJECT TO PLANNING PERMISSION. FEATURING A LARGE PRIVATE REAR GARDEN BACKING ONTO THE DUKE OF NORTHUMBERLAND RIVER. THE PROPERTY BENEFITS FROM NO ONWARD CHAIN. SITUATED ON THE EVER-POPULAR KINGSTON AVENUE, JUST A SHORT WALK FROM BEDFONT HIGH STREET, LOCAL SCHOOLS, AND 24-HOUR BUS ROUTES TO HEATHROW AIRPORT. EARLY VIEWING IS STRONGLY RECOMMENDED.



ROOM DESCRIPTIONS

ENTRANCE LOBBY

Approached via side entrance double glazed front door, stairs to first floor, doors to front and rear reception rooms.

REAR RECEPTION ROOM

3.0m x 4.7m (9' 10" x 15' 5") Wood laminate, rear garden facing double glazed small bay window, radiator, gas coal effect fire, door to kitchen, understairs storage cupboard, opening to:

FRONT RECEPTION ROOM

3.5m x 4.0m (11' 6" x 13' 1") Front aspect double glazed bay window, wood laminate flooring, radiator, gas coal effect fire.

KITCHEN

2.3m x 3.5m (7' 7" x 11' 6") Fitted in a matching range of base cupboard and drawers with wall mounted cupboards over, built in oven, single drainer single bowl sink unit with mixer tap, rear aspect double glazed window, double glazed door to rear garden, wall mounted combination boiler.
space for fridge, recess and plumbing for washing machine.

FIRST FLOOR

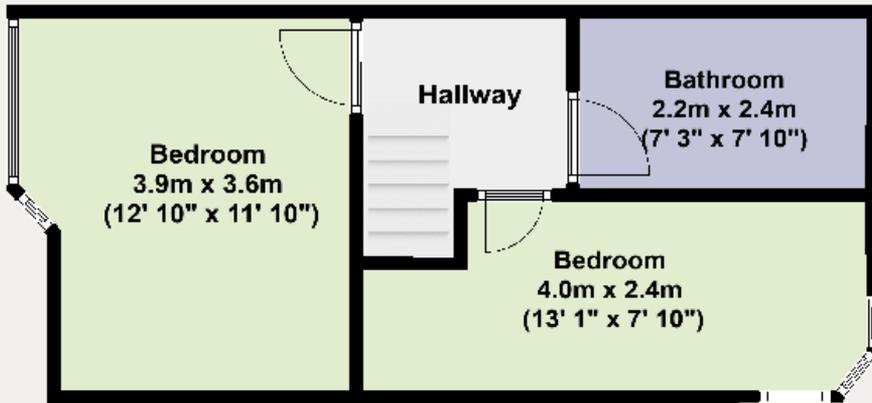
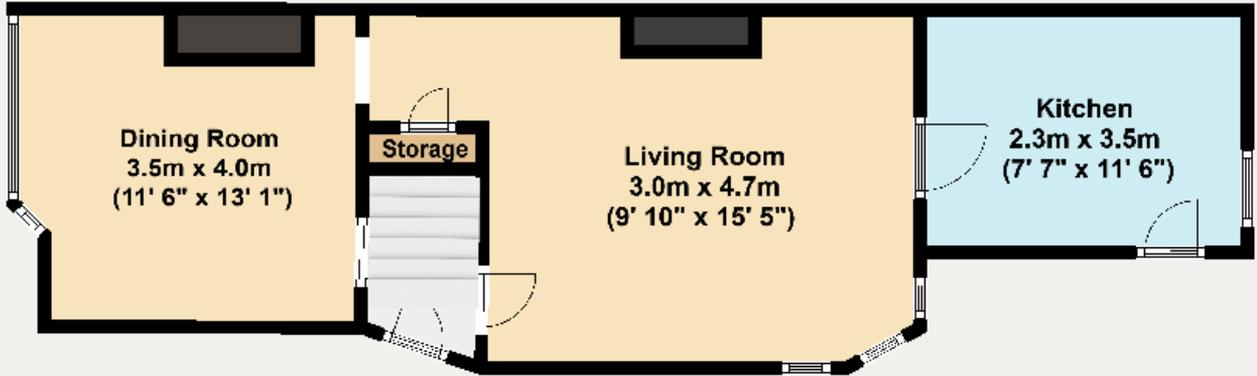
SPACIOUS LANDING with doors to all first floor rooms.

BEDROOM 1

3.9m x 3.6m (12' 10" x 11' 10") Carpeted, front facing double glazed window, radiator.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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