



18 Kendal Close, Feltham, Greater London. TW14 9QG

- Entrance Porch
- Spacious Lounge/ Diner
- Modern Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Front & Rear Gardens
- 2 Car Driveway
- Garage in Block
- No Onward Chain
- Highly Recommended



PROPERTY DESCRIPTION

A spacious and newly refurbished family home with driveway for two cars and a garage attached to the side of the property. Conveniently located in a popular and quiet residential cul-de-sac, just a short distance from Feltham High Street and Mainline Station. Offered to the market with no onward chain and potential for a very quick purchase. Contact our office now for more information.



ROOM DESCRIPTIONS

Entrance Porch

Approached via a side aspect UPVC door, laminate flooring and glass door to;

Living Room

5.18m x 3.61m (17' 0" x 11' 10") Front aspect double glazed window, carpeted flooring, wall mounted radiator and stairs to first floor.

Kitchen

3.61m x 2.51m (11' 10" x 8' 3") Rear aspect double glazed windows and door garden. A modern range of eye and base level units with integrated combi boiler, drainage sink, fridge/ freezer, oven, hob, extractor and space for washing machine. Tiled splash backs and vinyl flooring.

First Floor Landing

Carpeted flooring, loft hatch and doors to all rooms.

Bedroom One

3.61m x 2.56m (11' 10" x 8' 5") Front aspect double glazed windows, wall length fitted wardrobes with in built dresser, carpeted flooring and wall mounted radiator.

Bedroom Two

3.61m x 2.36m (11' 10" x 7' 9") Rear aspect double glazed window, built in airing cupboard housing the hot water tank, carpeted flooring and wall mounted radiator.

Bathroom

Side aspect double glazed window with frosted glass, roll to bath with rainfall shower and glass screen, low level WC, pedestal wash basin and wall mounted radiator. Tiled floor and walls.

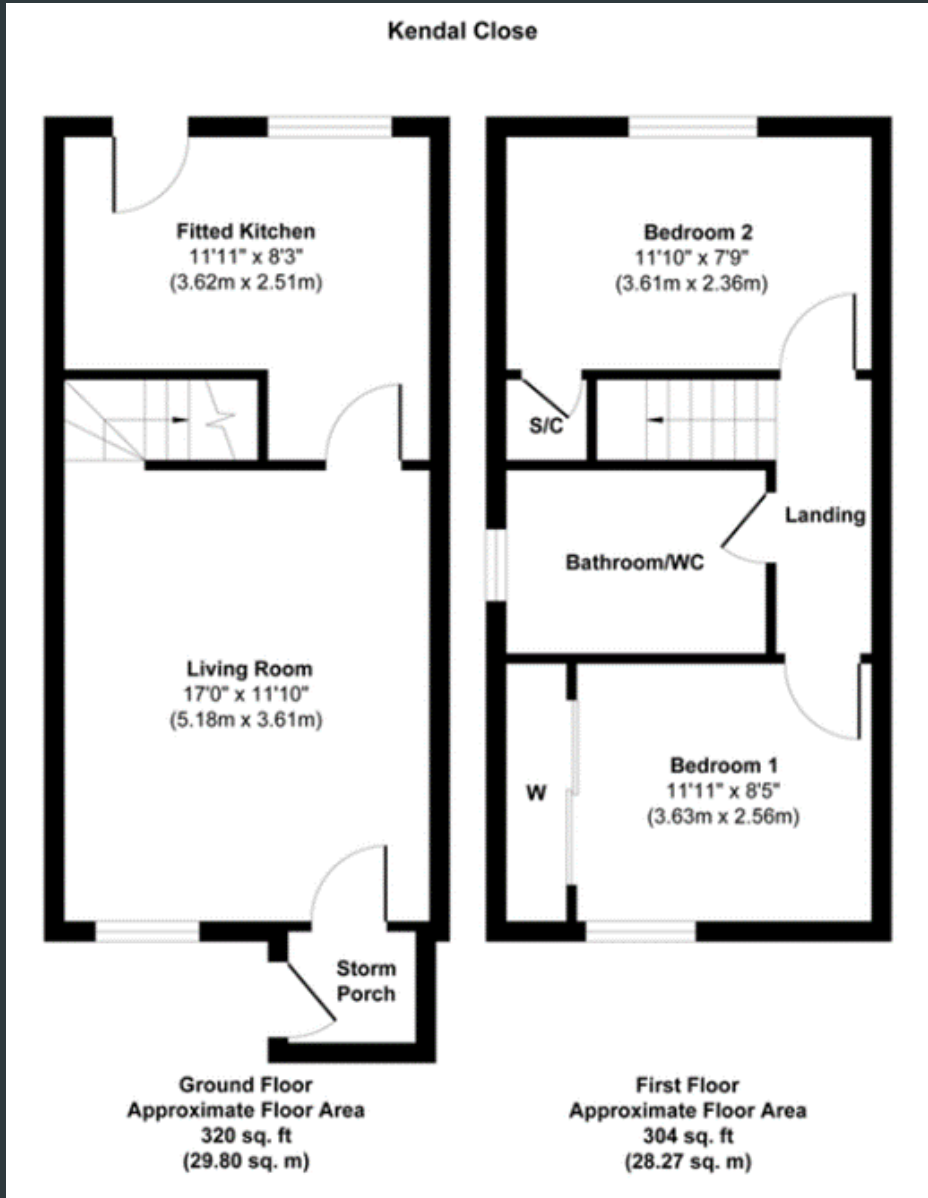
Garden

Mostly laid to lawn with block paved patio for garden furniture and side gate to garage block.

Garage

Located in a block, but attached to the property. Large enough for one car and has a pitched roof. Accessed via an up and over door.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	