

FOR SALE

£300,000 Leasehold



153 Burns Avenue, Feltham, Greater London. TW14 9HZ

- Entrance Hall
- Spacious Living Room
- Large Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Loft Space
- Combi Boiler
- Double Glazing
- 117 Year Lease
- Highly Recommended



PROPERTY DESCRIPTION

A spacious and beautifully presented first floor maisonette with large fanned front garden recently refurbished in 2022. Conveniently located on a popular residential road with links to local schools, Feltham High Street and Hatton Cross Underground Station. Offered to the market with a long lease, loft storage and potential to build a driveway. An early viewing is recommended to avoid missing out.



ROOM DESCRIPTIONS

Entrance Hall

Approached via a front aspect UPVC door, carpeted stairs to first floor, built in storage cupboard, loft hatch and doors to all rooms.

Living Room

3.49m x 3.97m (11' 5" x 13' 0") Rear aspect double glazed window, laminate flooring and wall mounted radiator.

Kitchen

2.52m x 3.30m (8' 3" x 10' 10") Rear and side aspect double glazed windows. A modern range of eye and base level units with integrated combi boiler (installed 2022), drainage sink, oven and gas hob. Space for fridge/ freezer, washing machine and dryer.

Bedroom One

2.68m x 3.34m (8' 10" x 10' 11") Front aspect double glazed window, floor to ceiling fitted wardrobes, laminate flooring and wall mounted radiator.

Bedroom Two

2.68m x 3.34m (8' 10" x 10' 11") Front aspect double glazed window, laminate flooring and wall mounted radiator.

Bathroom

2.52m x 1.56m (8' 3" x 5' 1") Side aspect double glazed window with frosted glass, bath with electric shower attachment, glass screen, low level WC, pedestal wash basin, extractor fan and heated towel rail. Tiled floor and walls.

Front Garden

The fanned shape front garden was newly tiled in 2021 and has an unofficial gated driveway without a dropped curb. High fencing encloses the private garden.

Tenure

We have been advised there is approximately 117 years remaining on the lease with an annual ground rent of £10 per annum, a service charge of £35 per annum and building insurance of approximately £404 per annum. We recommend this information be confirmed by your solicitor prior to exchange.



