

REDUCED

£445,000 Freehold



# 1 Longford Avenue, Feltham, Greater London. TW14 9TQ

- Entrance
- Through Lounge/ Diner
- Extended Kitchen
- Downstairs Shower Room
- Two Double Bedrooms
- South Facing Garden
- Rear Annexe
- 3-4 Car Gated Driveway
- No Onward Chain
- Highly Recommended



## PROPERTY DESCRIPTION

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A unique opportunity to acquire one of the few properties in Longford Avenue with a private driveway and space on the side. Offered to the market with no onward chain, modern roof, extended kitchen and rear outhouse. Located in a popular residential road, just a short distance from local schools, Hatton Cross and Feltham train stations as well as the local high street. An early viewing is recommended to avoid missing out.



## ROOM DESCRIPTIONS

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### Entrance

Approached via a side aspect UPVC door, laminate flooring, carpeted stairs to first floor, front aspect double glazed window and door to;

### Lounge/ Diner

3.98m x 6.64m (13' 1" x 21' 9") Front aspect double glazed bay windows, laminate flooring, under stair storage cupboard, two wall mounted double radiators and door to side driveway and;

### Kitchen

2.66m x 2.79m (8' 9" x 9' 2") Rear aspect double glazed windows and door to garden. A range of eye and base level units with integrated combi boiler, 1.5 bowl drainage sink, oven, gas hob, extractor fan and space for white goods. Tiled flooring, walls and door to;

### Shower Room

0.90m x 2.80m (2' 11" x 9' 2") Rear aspect double glazed window with frosted glass, rainfall shower, low level WC, sink basin and tiled floor/ walls.

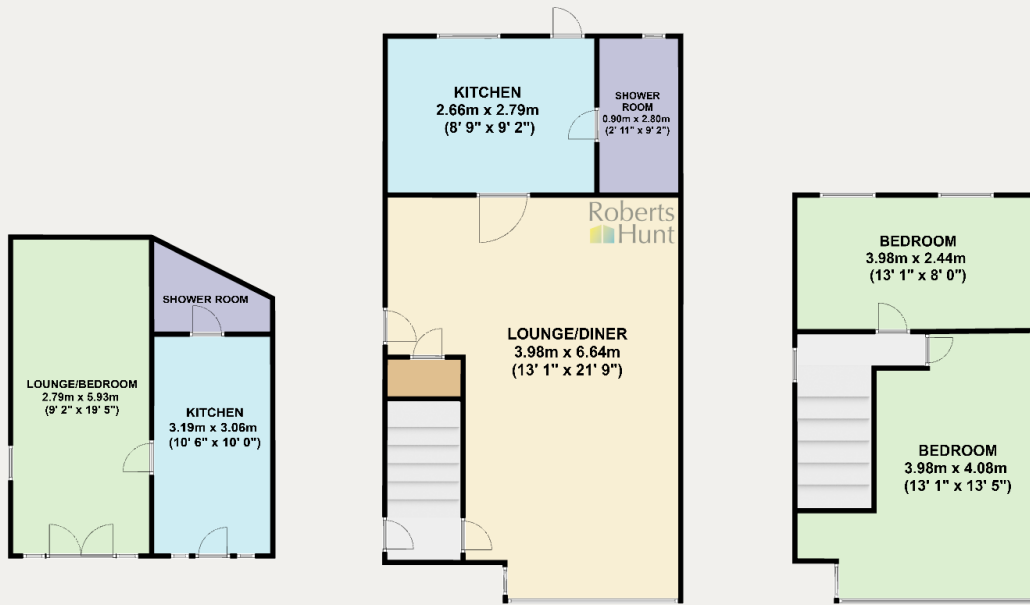
### First Floor Landing

Side aspect double glazed window with frosted glass, loft hatch, carpet and doors to each bedroom.

### Bedroom One

3.98m x 4.08m (13' 1" x 13' 5") Front aspect double glazed bay window, laminate flooring and wall mounted double radiator.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</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	