



Oak Way, Feltham, Greater London. TW14

- Entrance Hall
- Spacious Lounge/ Diner
- Modern Kitchen
- Two Double Bedrooms
- Family Bathroom
- Front and Rear Gardens
- Garage
- Driveway
- 124 Year Lease
- Highly Recommended



PROPERTY DESCRIPTION

A spacious and well presented ground floor maisonette with front and rear gardens and garage. Located down a popular and quiet residential road, just a short distance from local amenities and public transport links. Contact our office now for more information.



ROOM DESCRIPTIONS

Entrance Hall

Approached via a side aspect UPVC door, built in airing cupboard housing combination boiler, cloak cupboard, under stair storage, carpeted flooring and doors to all rooms.

Lounge/ Diner

3.64m x 3.94m (11' 11" x 12' 11") Front aspect double glazed windows, laminate flooring and wall mounted radiator.

Kitchen

2.41m x 2.73m (7' 11" x 8' 11") Rear aspect double glazed windows and door to garden. A modern range of eye and base level units with integrated drainage sink, oven, electric hob, extractor fan and tiled floor/ splash backs.

Bedroom One

3.20m x 3.57m (10' 6" x 11' 9") Rear aspect double glazed windows, wall length fitted wardrobes with sliding doors, carpeted flooring and wall mounted radiator.

Bedroom Two

2.58m x 3.23m (8' 6" x 10' 7") Front aspect double glazed windows, carpeted flooring and wall mounted radiator.

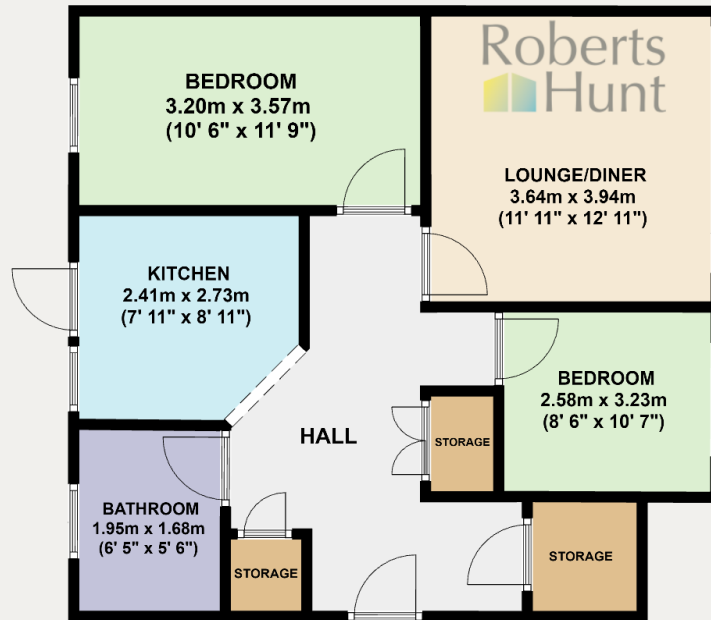
Bathroom

1.95m x 1.68m (6' 5" x 5' 6") Rear aspect double glazed windows with frosted glass, bath with glass screen and shower attachment, low level WC, pedestal wash basin, heated towel rail, extractor fan and tiled floor/ walls.

Tenure

We have been advised there is approximately 124 year lease remaining with a peppercorn ground rent and no service charge. We recommend you confirm this information with your solicitor prior to exchange of contracts.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	