



Colonial Road, Bedfont.

TW14 8AA

- Rear Private Garden
- Two Double bedrooms
- Entrance Hall
- Good Size Living Room
- Fitted Kitchen
- Modern Bathroom
- Front & Rear Gardens
- Large Garage/Workshop
- Double Glazing
- Gas Central Heating



PROPERTY DESCRIPTION

RARELY AVAILABLE AS ONE OF JUST TWO PROPERTIES IN A DETACHED BUILDING, A BRIGHT AND SPACIOUS GROUND FLOOR MAISONETTE WITH GOOD SIZE ENCLOSED PRIVATE REAR GARDEN AND FRONT GARDEN WITH OWN DRIVEWAY AND ACCESS TO LARGE DOUBLE LENGTH ADJOINING GARAGE/WORKSHOP. TO BE OFFERED WITH THE FREEHOLD AND NEW 999 YEAR LEASE TO BE GRANTED ON COMPLETION. QUIETLY LOCATED IN A CENTRAL AND POPULAR RESIDENTIAL ROAD, JUST OFF BEDFONT HIGH STREET WITH BUS LINKS TO FELTHAM MAINLINES STATE AND HATTON CROSS UNDERGROUND STATION CONNECTING TO HEATHROW AIRPORT. IDEAL FIRST TIME PURCHASE, RETIREMENT/DOWNSIZE PURCHASE OR PERFECT FOR AN INVESTMENT. EARLY INTERNAL VIEWING IS STRONGLY RECOMMENDED.



ROOM DESCRIPTIONS

ENTRANCE HALL

Approached via a side aspect wooden front door, built in storage cupboard, tiled flooring, doors to all rooms.

LOUNGE

3.36m x 5.48m (11' 0" x 18' 0") Front aspect double glazed windows facing out to front garden, wood laminate flooring, feature fireplace, radiator.

KITCHEN

2.24m x 2.64m (7' 4" x 8' 8") Fitted in a modern matching range of modern base cupboard and drawers units with wooden worktops, inset stainless steel sink unit with mixer tap, recess and plumbing for washing machine, tiled flooring, front aspect double glazed window, space for cooker and fridge, cupboard concealing boiler.

BEDROOM ONE

3.34m x 3.78m (10' 11" x 12' 5") Double glazed patio doors to rear garden, laminate floor, two built in storage cupboards, radiator.

BEDROOM TWO

2.67m x 2.68m (8' 9" x 8' 10") Rear aspect double glazed window, wood laminate flooring, radiator.

BATHROOM

1.67m x 1.94m (5' 6" x 6' 4") - Modern white suite comprising panel enclosed bath with center mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level w.c, side aspect double glazed window, chrome towel radiator, tiled floor and walls.

THE FRONT GARDEN

with lawn area, side pedestrian access with gate to rear garden, own driveway providing off street parking and access to:

GARAGE/WORKSHOP

2.82m x 9.58m (9' 3" x 31' 5") - A rarity on a property like this and approached via double opening doors, light and power, access to the rear garden.

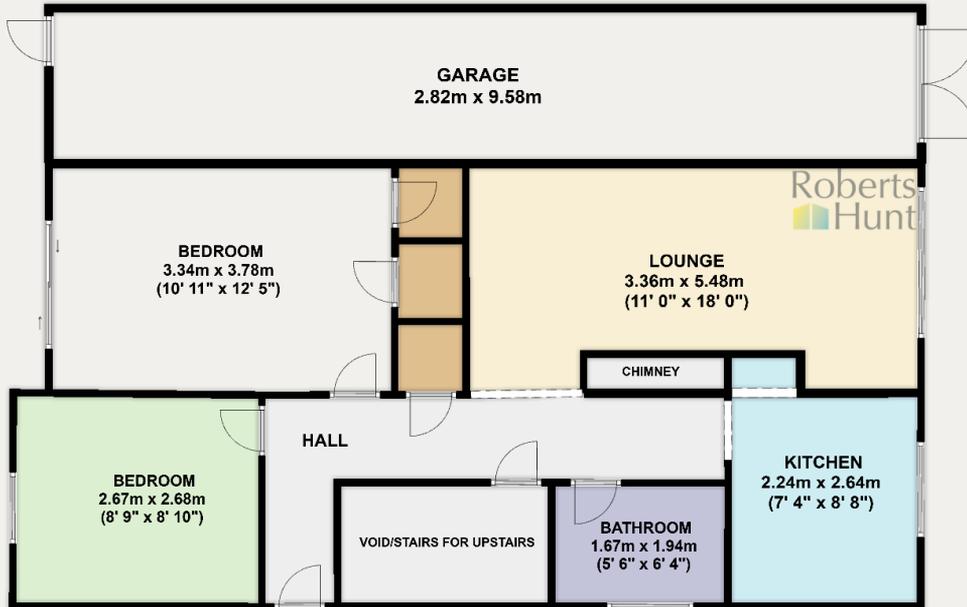
THE REAR GARDEN

A particular feature of the property being south facing, fully enclosed with high fencing and paved for ease of maintenance, approximately 40ft in length with side pedestrian gate and access to large side shed/storage unit.

TENURE

We have been advised the property comes with the freehold and a new 999 year lease will be granted with a peppercorn ground rent on completion. Leaseholders organise their own building insurance which is estimated around £350 per annum. We recommend you verify this information with your solicitor.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	