



3 Vicarage Court Hatton Road, Bedfont. TW14 8JS

- Entrance Hall
- Spacious Living Room
- Modern Kitchen
- Two Double Bedrooms
- Large Private Garden
- Combi Boiler installed 2020
- SHARE OF FREEHOLD
- 900+ YEAR LEASE
- NO ONWARD CHAIN
- Share of Freehold



PROPERTY DESCRIPTION

REFURBISHED IN 2019 WITH NEW KITCHEN, BATHROOM, WINDOWS, BOILER AND ELECTRICS. OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND SHARE OF FREEHOLD. LOCATED IN A POPULAR AND QUIET CUL-DE-SAC, ONLY A SHORT DISTANCE FROM CENTRAL BEDFORD AND HATTON CROSS UNDERGROUND STATION. An early viewing is highly recommended.



ROOM DESCRIPTIONS

Entrance Hall

Entered through a part glazed PVC side aspect door, a large under stair storage cupboard, carpeted flooring and wall mounted radiator.

Living Room

4.45m x 4.85m (14' 7" x 15' 11") Front aspect double glazed window, carpeted flooring and wall mounted double radiator.

Kitchen

4.31m x 3.20m (14' 2" x 10' 6") Rear aspect double glazed window and door to garden, a modern range of eye and base level units with handless cupboards, integrated sink and combi boiler installed 2020. Space available for gas cooker, fridge/ freezer, washing machine and dishwasher. Tiled flooring and splash backs.

Bedroom One

4.06m x 3.40m (13' 4" x 11' 2") Front aspect double glazed windows, carpeted flooring and wall mounted radiator.

Bedroom Two

3.70m x 2.97m (12' 2" x 9' 9") Rear aspect double glazed window, carpeted flooring and double radiator.

Bathroom

1.85m x 2.10m (6' 1" x 6' 11") Frosted rear aspect double glazed window, a modern bathroom suite comprising of a large bath with rainfall shower and glass screen, low level wc and ceramic sink vanity unit, heated towel rail and tiled floor and walls.

Rear Garden

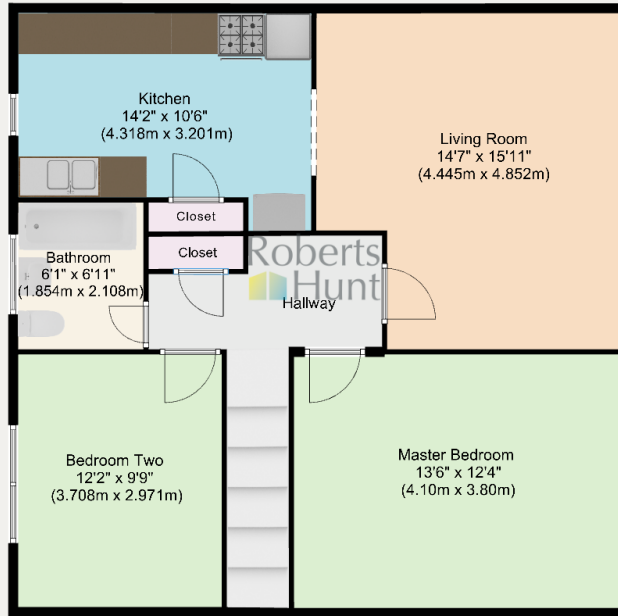
Mostly laid to lawn with block paved patio, planted borders and wooden side gate to front.

Tenure

We have been advised there is over 900+ years remaining on lease and the property will be sold with a share of the freehold. There is a £30 a month maintenance fund for the upkeep of communal areas and building insurance along with £10.50 per annum for the ground rent.



FLOORPLAN



Feltham

343, Bedfont Lane, Feltham, TW14 9SD

02088937618

info@robertshunt.co.uk