

REDUCED

£384,950 Freehold



Loxwood Close, Feltham. TW14 8SQ

- Entrance Hall
- Spacious Living Room
- Modern Kitchen/Diner
- Two Double Bedrooms
- Bathroom + Separate WC
- Large Rear Garden
- Driveway for 2 Cars
- Combination Boiler Installed 2018
- Top Range Double Glazing installed OCT 2022
- HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

A spacious and well presented family home finished to a high standard. Conveniently located in a popular residential cul-de-sac, just a short distance from the local high street, local transport links and schools. Offered to the market with a complete, small chain, large garden and allocated parking. Contact our office now for more information.



ROOM DESCRIPTIONS

Entrance Hall

Approached via a front aspect wooden door, laminate flooring, wooden stairs with storage underneath and wooden doors to;

Lounge

Front aspect double glazed windows and rear aspect double glazed sliding doors to garden. Laminate flooring and wall mounted radiator.

Kitchen

Front and rear aspect double glazed windows. A modern range of eye and base level units with integrated combi boiler, drainage sink, fridge, freezer and kitchen extractor. Space for gas cooker, washing machine and dining table and chairs. Tiled floor and splash backs.

Landing

Rear aspect double glazed windows up the stairs, laminate flooring, loft hatch, built in storage cupboard and wooden doors to all rooms.

Bedroom One

Front and rear aspect double glazed windows, laminate flooring and wall mounted radiator.

Bedroom Two

Front and rear aspect double glazed windows, laminate flooring and wall mounted radiator.

Bathroom

Rear aspect double glazed window with frosted glass, roll top bath with shower attachment, pedestal wash basin and heated towel rail. Tiled flooring and walls.

WC

Front aspect double glazed window with frosted glass, low level WC, pedestal wash basin, wall mounted radiator and tiled floors.

Garden

A spacious rear garden divided equally between lawn and block paved patio with space for storage shed. Planted borders and space for additional garden furniture.

Tenure

We have been advised the property is Freehold and there is a monthly service charge of approximately £45.00 of the communal areas around the road and building insurance.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	