



**Hatton Road, Bedfont, TW14 9QS**

**Guide Price £450,000**

ANOTHER SALE BY STAMFORDS! A detached bungalow comprising three bedrooms, lounge, dining room, kitchen, utility area and bathroom. Benefits include detached garage to the side with own driveway and of street parking, front and rear gardens. The property requires refurbishment throughout and may be suitable for other uses (stpp), as it is inbetween two commercial properties. The property also has scope to extend to the side (stpp).

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### Entrance Hallway



Doors to...

### Lounge



Side aspect secondary glazed window, fireplace surround with gas fire, coving, picture rail, door to kitchen and through to...

### Dining Room



Front aspect secondary glazed window, radiator, picture rail, coving.

### Kitchen



Sink in unit, space for cooker, storage cupboard housing gas and electric meters, side aspect door to garden.

**Utility Area**



Plumbing for washing machine, w.c, sink, rear aspect window.

**Bedroom One**



Front aspect secondary glazed window, radiator, coving, picture rail.

**Bedroom Two**



Side aspect secondary glazed window, storage cupboard, wash basin in unit, radiator, coving, picture rail.

**Bedroom Three**



Rear aspect secondary glazed window, radiator, airing cupboard housing tank, access to loft

## Bathroom



Panel enclosed bath, hand wash basin w.c, part tiled walls, boiler, heated towel rail, coving, secondary glazed window.

## Outside

### Front

Detached garage to side with up and over door, driveway for three cars, rest laid to lawn with flower borders.

### Rear Garden

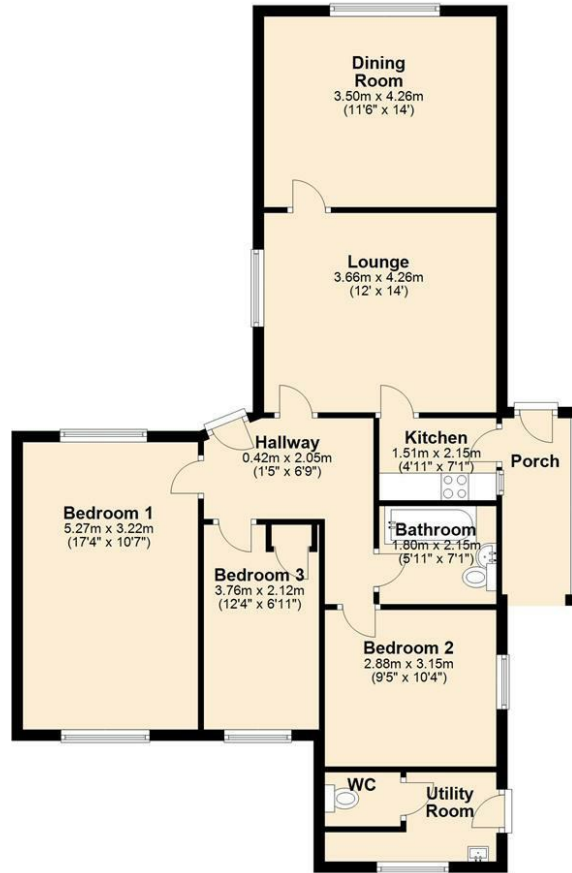


Laid to lawn with shrubs.



### Ground Floor

Approx. 91.4 sq. metres (983.4 sq. feet)



Total area: approx. 91.4 sq. metres (983.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of door, window, room and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown has not been tested and no guarantee as their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		35	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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