



**Bedfont Lane, Feltham, TW14 9NW**

**£450,000**

A four bedroom family home situated within easy access to local schools, shops, Feltham mainline station and town centre. The accommodation comprises a through lounge/diner, extended kitchen, conservatory, on the first floor three bedrooms and shower room, on the second floor bedroom four. The property also benefits from double glazed windows, central heating, front and rear gardens and a garage located at the rear of the garden. Offered for sale with no onward chain.

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**Entrance Porch**

Door to...

**Entrance Hallway**

Understairs storage cupboard, power point, radiator, stairs to first floor.

**Through Lounge/Diner**



Front aspect double glazed window, radiator, through to...

**Dining Room**



Door to conservatory, fire with marble surround, power point.

**Extended Kitchen**



Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, built-in "Bosch" hob and "Zanussi" oven below, extractor hood, power point, space for washing machine, rear aspect double glazed window and door to...



**Conservatory**



Rear aspect double glazed window, door to garden.

**First Floor Landing**

Stairs to second floor and doors to rooms.

**Bedroom One**



Front aspect double glazed window, radiator, power point.

**Bedroom Two**



Rear aspect double glazed window, radiator, built-in cupboard into recess, further cupboard housing boiler.

**Bedroom Three**

Front aspect double glazed window, radiator, power point.

**Shower Room**



Wall mounted shower unit, pedestal wash hand basin, low level w/c, tiled walls, radiator, double glazed window.

**Second Floor**

**Bedroom Four**



Rear aspect double glazed window, eaves storage space.

**Outside**

**Rear Garden**



Paved patio area, rest mainly laid to lawn with shrub borders, timber shed.

**Garage**

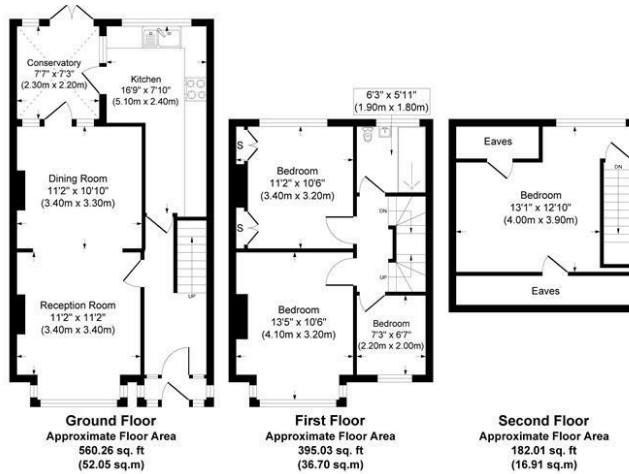
Located at the back of the garden.

**Front**

Concrete path with shrub borders.



## 232 Bedfont Ln, Feltham TW14 9NW



Approx. Gross Internal Floor Area 1137.30 sq. ft / 105.66 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale  
Produced by Instagram: RIORA.PHOTOGRAPHY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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