



Guildford Avenue, Feltham, TW13 4EL

£425,000

An extended three bedroom end-of-terrace family home situated with easy access to Feltham town centre, local schools, local buses and Feltham mainline station. The accommodation comprises two separate reception rooms, modern fitted extended kitchen with built-in and integrated appliances, recently fitted modern shower room, on the first floor three bedrooms and a modern fitted bathroom. Benefits include mostly double glazed windows, central heating, mature and well stocked rear garden, own driveway with off street parking for at least 2/3 cars. The property is offered for sale with no onward chain, call now for more details.

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Entrance Hallway

Side aspect double glazed window, radiator, stairs to first floor, understairs storage cupboard, doors to rooms.

Reception One



Front aspect double glazed window, radiator, power point, exposed flooring, picture rail.

Reception Two



Feature coal effect fire with wood mantle surround, power point, picture rail.

Extended Modern Kitchen/Dining Room



1 1/2 bowl single drainer stainless steel sink unit with mixer tap and cupboard below, further floor and wall mounted units, built-in hob, built-in double oven, integrated fridge/freezer, integrated dishwasher and washing machine, radiator, double glazed window, double glazed door to garden.

Dining Area



Radiator, power point, double opening doors to garden.

Shower Room



Shower cubicle with wall mounted shower unit, wash hand basin with mixer tap, vanity unit, low level w.c., part tiled walls and tiled flooring, heated towel rail, cupboard housing boiler, side aspect window.

First Floor Landing

Side aspect double glazed window, access to loft space.

Bedroom One



Front aspect double glazed window, power point, built-in cupboard.

Bedroom Two



Rear aspect double glazed window, radiator, built-in cupboard.

Bedroom Three



Front aspect double glazed window, power point, laminate flooring.

Bathroom



Modern white suite comprising panel enclosed bath, wash hand basin with mixer tap and vanity unit below, low level w.c, tiled walls and flooring, heated towel rail, rear aspect window.

Outside

Rear Garden



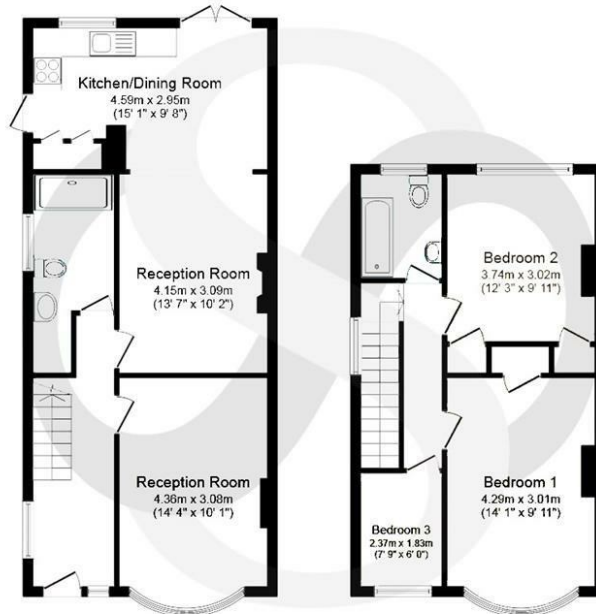
Side access, block paved area, paved patio area, rest laid to lawn with mature shrub and flower borders, timber shed.

Front

Block paved driveway with off street parking for 2/3 cars.



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Ground Floor

Floor area 58.0 sq. m. (624 sq. ft.) approx

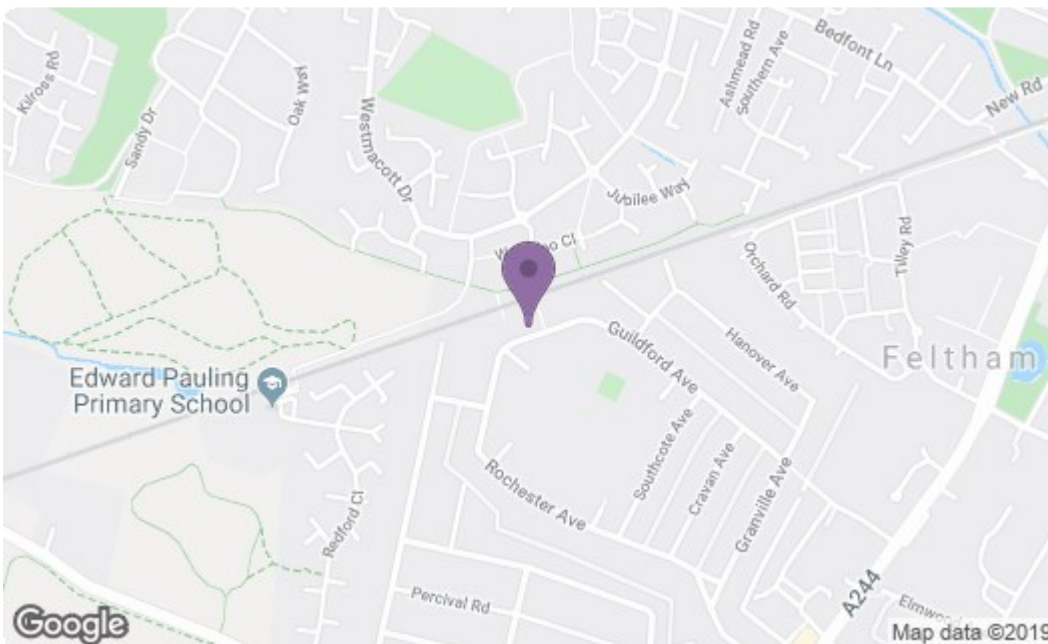
First Floor

Floor area 43.0 sq. m. (463 sq. ft.) approx



Total floor area 101.0 sq. m. (1,087 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property.
The position and size of doors, windows and other features are approximate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		49	69

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