



19 Feltham Road, Salfords, RH1 5HU
Offers In The Region Of £400,000

A three double bedroom property offered to the market with refitted 12' x 10' kitchen, refitted bathroom, downstairs cloakroom, 23' x 11' sitting room and gardens to front and rear. The area offers local shops, schools and parkland including Earlswood Common and Lakes and bus services run to Redhill town centre offering a more comprehensive choice of shops, bars and restaurants together with Redhill mainline railway station with good commuter links to London, Gatwick and the South Coast. The M25 can be accessed at the Reigate Junction 8.

DOUBLE GLAZED FRONT DOOR

Leading through to:

ENTRANCE HALL

Stairs leading to first floor landing, understairs recess area, thermostat for central heating, control panel for central heating and hot water, radiator, power points, tiled flooring, smoke alarm, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level WC, inset wash hand basin, radiator, front aspect obscured Upvc double glazed window, tiled flooring.

KITCHEN 12'2 x 10'10 (3.71m x 3.30m)

Range of wall mounted and base level units in Shaker style, square edge work surface, Butler style sink with Victorian style mixer tap, integrated 5 ring gas hob with extractor hood over, integrated double oven integrated dishwasher, space and plumbing for washing machine, space and plumbing for tumble dryer, space for microwave, space for American style fridge/freezer, tiled walls, continuation of tiled flooring, larder cupboard with shelving, coved ceiling, power points, concealed lighting, rear aspect Upvc double glazed window overlooking rear garden, rear aspect Upvc double glazed patio door giving access to patio and rear garden.

SITTING ROOM 23'2 x 11'4 (7.06m x 3.45m)

Front aspect Upvc double glazed window, vertical radiator, power points, TV aerial point, media point, rear aspect Upvc double glazed sliding patio doors giving access to patio and rear garden, further radiator.

STAIRS LEADING UP TO FIRST FLOOR LANDING

Access to loft via hatch, front aspect Upvc double glazed window, power points with USB point, cupboard housing water tank and shelving, radiator, door to:

MAIN BEDROOM 12'4 x 11'10 (3.76m x 3.61m)

Front aspect Upvc double glazed window, radiator, power points, power point with USB point, dimmer switch.

BEDROOM 2 10'10 x 9'1 (3.30m x 2.77m)

Rear aspect Upvc double glazed window, radiator, power points, simmer switch.

BEDROOM 3 10'10 x 7'0 (3.30m x 2.13m)

Rear aspect Upvc double glazed window, radiator, power points.

FAMILY BATHROOM

A white three piece suite comprising low level WC, pedestal wash hand basin with chrome style mixer tap, tiled panel enclosed bath with chrome style mixer tap and shower attachment, separate shower over bath, wall mounted mirror, shaver point,

extractor fan, rear aspect obscured Upvc double glazed window, heated towel rail, tiled walls.

OUTSIDE

REAR GARDEN

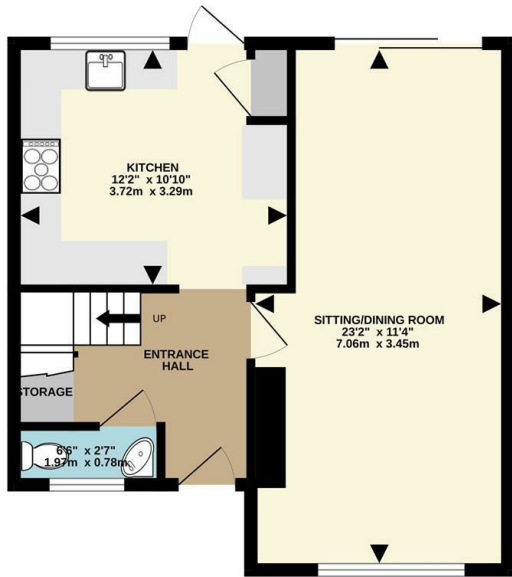
Mainly laid to lawn, stone paved patio, timber built shed, rear access.

FRONT GARDEN

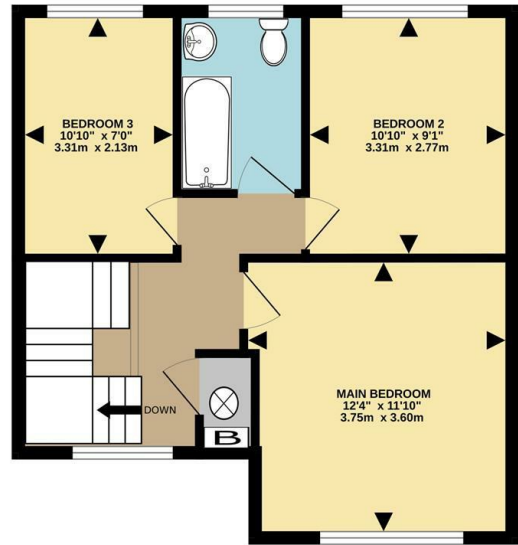
Shingle area, pathway leading to front door, electric charger point for electric vehicle.

COUNCIL TAX BAND D

Floor Plan



GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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