



## **Queens Park Gardens, Feltham, TW13 4JT**

**£410,000**

ANOTHER SALE BY STAMFORDS! A three bedroom semi-detached family home situated conveniently within walking distance of Feltham High Street and mainline station. The accommodation comprises, on the ground floor a through lounge/diner and kitchen, on the first floor three bedrooms and a family shower/wet room, outside a rear and front garden. The property also benefits from double glazed windows and central heating and is in need of modernisation. Offered for sale with no onward chain and is priced to sell!

A partner of  
*The Guild Of Professional Estate Agents*  
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

**Entrance Hallway**

Radiator, power point, stairs to first floor.

**Through Lounge**

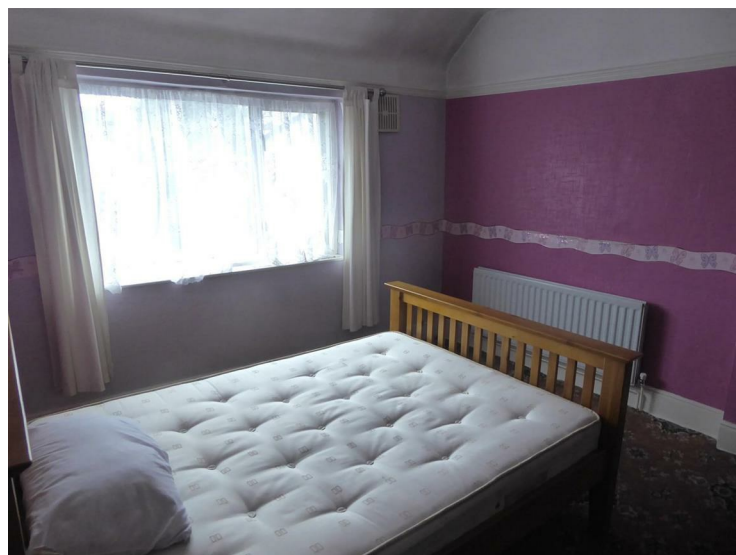
Front aspect double glazed window, two radiators, rear aspect double glazed window.

**Kitchen**

Single drainer stainless steel sink unit with cupboard below, further floor mounted units, space for cooker, fridge and washing machine, wall mounted boiler, radiator, tiled walls and flooring rear aspect double glazed window, understairs cupboard housing meters.

**First Floor Landing**

Side aspect double glazed window, access to loft, doors to rooms.

**Bedroom One**

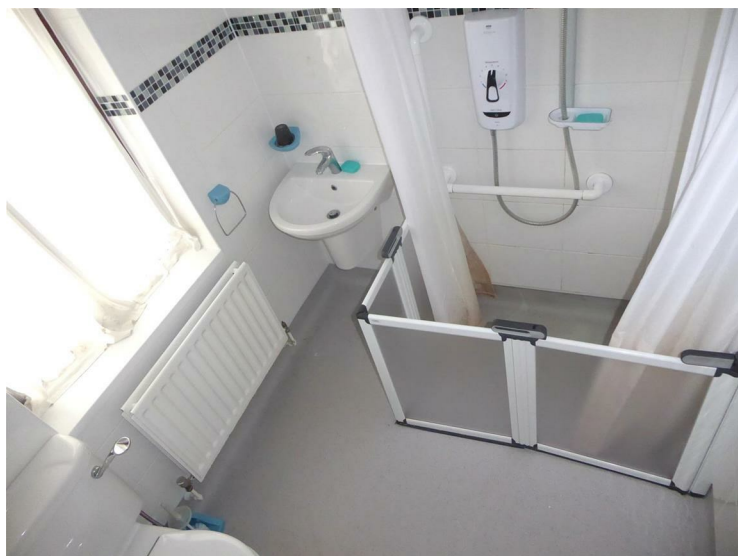
Front aspect double glazed window, radiator.

**Bedroom Two**

Rear aspect double glazed window, radiator.

**Bedroom Three**

Front aspect double glazed window, radiator.

**Shower/Wet Room**

Wall mounted shower unit, wash hand basin, low level w/c, tiled flooring, radiator, rear aspect double glazed window.

**Outside****Rear Garden**

Concrete area, rest laid to lawn.

**Front Garden**

Concrete area.



Queen Park Road TW13 4JT



Total Area: 75.6 m<sup>2</sup> ... 814 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

A partner of  
**The Guild Of Professional Estate Agents**  
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075