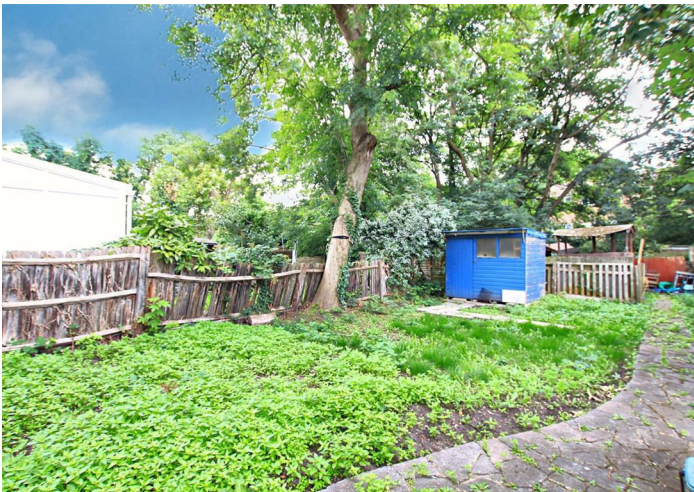




River Gardens, Feltham, TW14 0RE
Guide Price £239,950

DBK
ESTATE AGENTS



This charming ground floor maisonette with NO ONWARD CHAIN!

The property includes a generously sized bedroom and a bright reception room that leads directly to the garden creating a seamless flow between indoor and outdoor living. The kitchen is functional and well-equipped, while the family bathroom provides modern amenities.

Additional benefits include a private rear garden, on-street parking and an impressive 997-year lease. There is also exciting potential to extend the property, subject to planning permission.

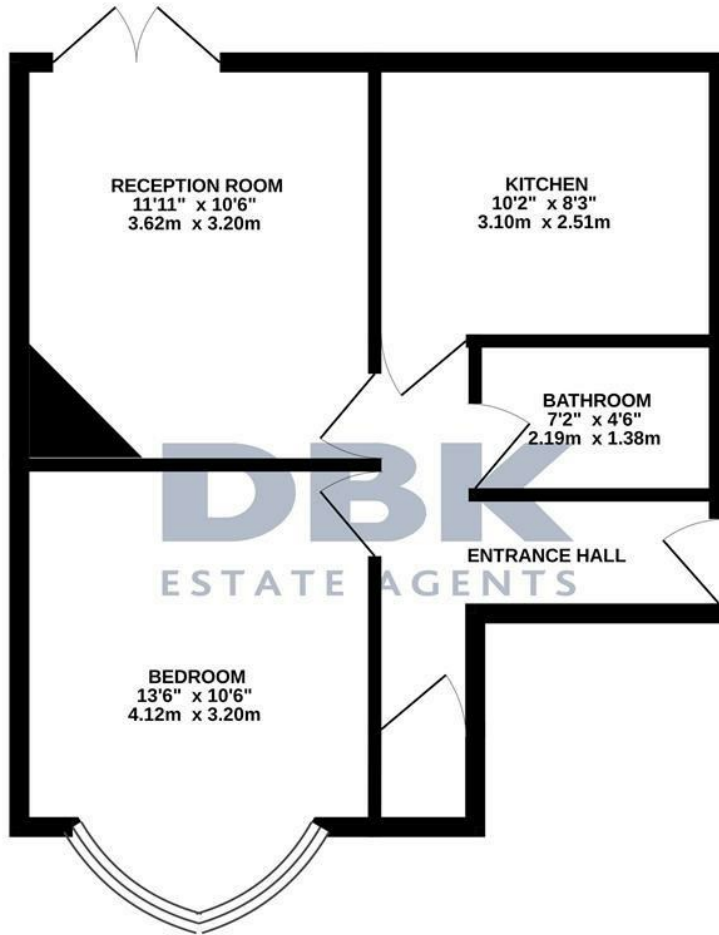
Conveniently located on Staines Road there are an ample array of nearby well regarded amenities including Tesco Express, Cineworld Cinema and local restaurants/ bars. For transport, just minutes walk from Bus links and Feltham BR Station and for those commuting by vehicle the A30 and A316 can be found within a short drive. Reputable schools such as Beavers Community Primary and The Heathland School both scoring OUTSTANDING by OFSTED.

Key Features

- No Onward Chain
- Ground Floor Maisonette
- Private Rear Garden
- One Large Bedroom
- Reception Leading to Garden
 - Kitchen
 - Family Bathroom
 - On Street Parking
 - 997 Years Lease
- Potential to Extend (stpp)

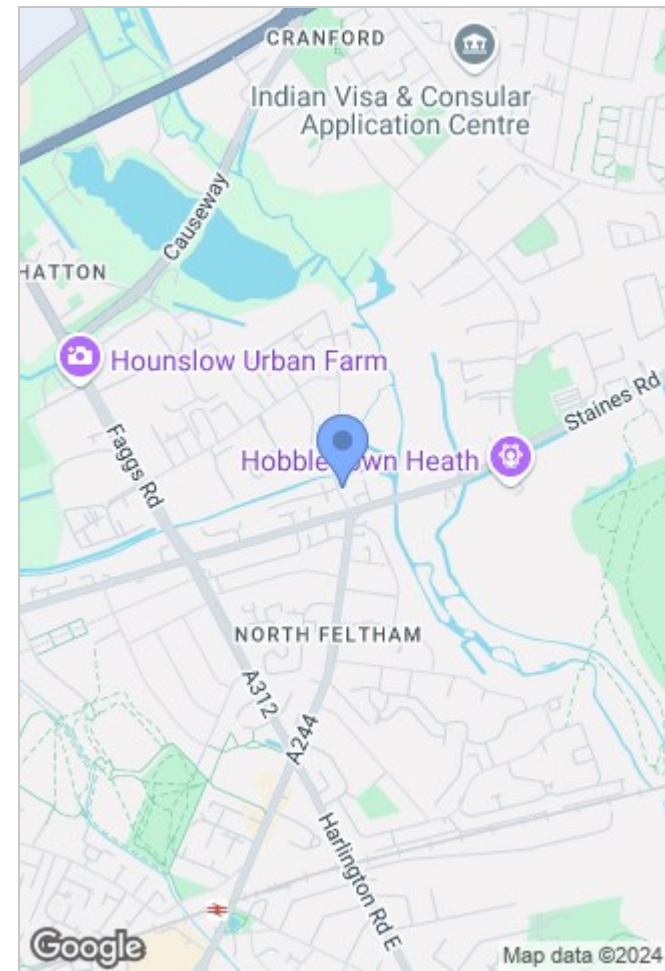


GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 428 sq.ft. (39.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to 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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | 65 | 75 |

| 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 | | |

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