

OFFERS IN THE REGION OF

**£725,000**

**Benedict Drive**

Feltham, TW14 8JH



## PROPERTY SUMMARY

A beautifully appointed four-bedroom semi-detached residence, designed to offer elegant, contemporary living across three impressive floors. This exceptional family home blends style, space, and functionality, creating an ideal environment for modern lifestyles.

The ground floor boasts two refined and versatile family reception rooms, perfect for both formal entertaining and relaxed everyday living. At the heart of the home lies a stunning open-plan modern kitchen and dining area, thoughtfully designed as a sociable and stylish space. Additional ground-floor benefits include a sleek shower room with WC and a separate utility room, enhancing everyday convenience.

The first floor hosts three generously sized bedrooms, including a principal bedroom with a private en-suite, complemented by a beautifully finished family bathroom. The second floor is dedicated to an impressive fourth bedroom with its own en-suite, providing an ideal guest suite, private retreat, or executive home office.

Externally, the property continues to impress with front off-street parking and a large, well-maintained rear garden, offering an excellent space for outdoor entertaining, family enjoyment, and brick built outhouse, currently used as a home office.

Located on Benedict Drive, Bedfont, the property enjoys a prime residential position within close proximity to Bedfont High Street, and close proximity A30 links.

4



4



2





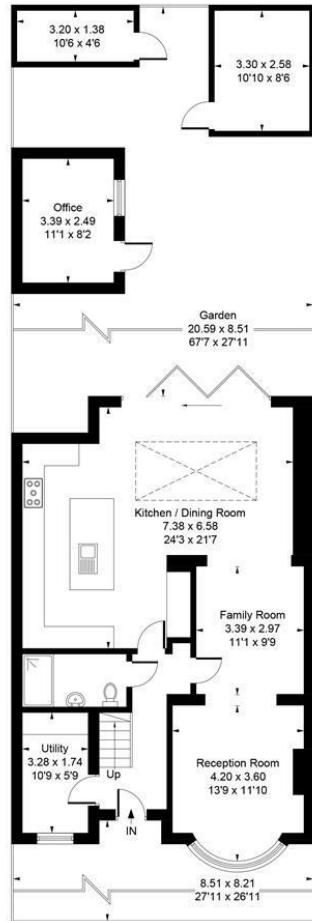








Approximate Gross Internal Area (Excluding Void)  
 177.60 sq m / 1912 sq ft  
 Outbuildings = 21.73 sq m / 234 sq ft  
 Total = 199.33 sq m / 2146 sq ft

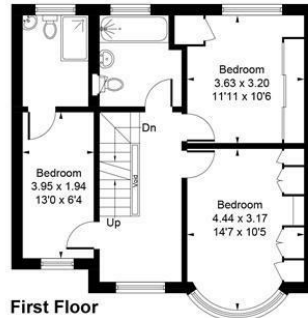


**Ground Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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**Second Floor**



**First Floor**

## LOCAL AUTHORITY

Hounslow

## TENURE

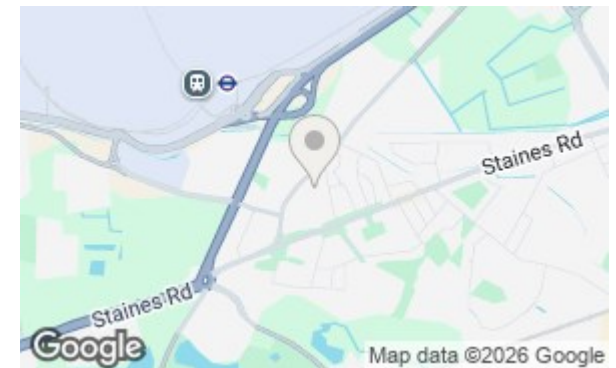
Freehold

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only

| 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                             | 76                      | 82        |
|   | EU Directive 2002/91/EC |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Shaw  
& Co**  
 ESTATE  
 AGENTS

## OFFICE ADDRESS

10 Central Parade  
 New Heston Road  
 Heston  
 Middlesex  
 TW5 0LH

## OFFICE DETAILS

0208 570 7258  
 heston@shawandcoestates.com