



**Alfred Road, Feltham, TW13 5DQ**  
**Guide Price £325,000**

**DBK**  
ESTATE AGENTS



This CHAIN FREE newly refurbished first-floor maisonette offers stylish and comfortable living with a new 999 years lease.

The accommodation features two sizeable bedrooms, a spacious reception room, a brand new modern kitchen fitted with contemporary units and appliances. The chic family bathroom/WC has been thoughtfully designed with sleek, modern finishes.

Additional benefits include useful loft room, a private rear garden and on street parking availability.

Ideally situated just moments from Feltham High Street, residents can enjoy a variety of shops, cafés, and everyday conveniences right on their doorstep. Feltham Railway Station is approximately 0.5 miles away, providing excellent transport links for commuters.

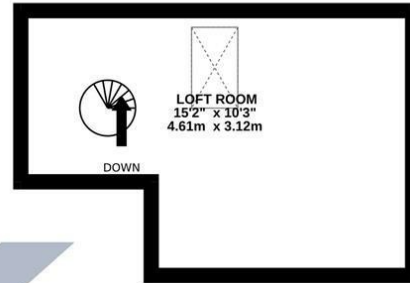
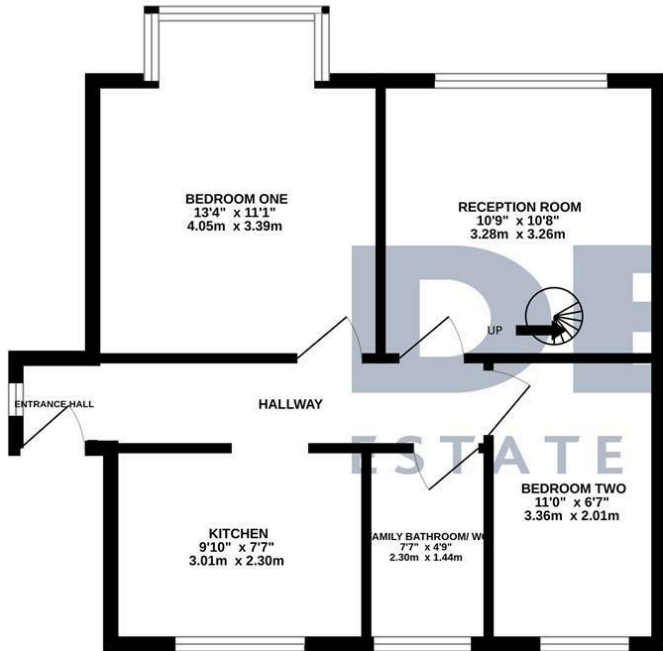
## Key Features

- Chain Free
- Newly Refurbished First Floor Maisonette
  - Brand New Modern Kitchen
  - Two Sizeable Bedrooms
- Chic Bathroom Family Bathroom/ WC
  - Spacious Reception Room
  - Loft Storage
- Rear Garden + On Street Parking Available
- New 999 Years Lease + Share of Freehold
  - Feltham Railway Station 0.5 Miles



497 sq.ft. (46.2 sq.m.) approx.

136 sq.ft. (12.7 sq.m.) approx.



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TOTAL FLOOR AREA : 634 sq.ft. (58.9 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			
		56	79
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	