



OFFERS OVER

**£500,000**

**St. Dunstons Road**

Feltham, TW13 4JY

## PROPERTY SUMMARY

A beautifully presented new-build detached home, offering contemporary living across three well-designed floors, complete with high-spec finishes and energy-efficient features throughout.

The ground floor comprises a welcoming reception room, alongside a fully integrated modern kitchen designed with both style and functionality in mind. A convenient ground floor W/C adds to the practicality of the space.

On the first floor, the property features two spacious double bedrooms, served by a sleek and modern family bathroom suite. The second floor is dedicated to a generous third bedroom with en-suite, providing a private and comfortable retreat.

Externally, the property benefits from off-street parking to the front, complete with an EV charging point, while the rear garden offers a pleasant outdoor space with a patio area, ideal for entertaining or relaxing.

Further benefits include underfloor heating throughout, an air source heat pump, and the reassurance of a 10-year new build warranty, making this an energy-efficient and future-proof home.

### Location

Situated in a convenient and well-connected part of Feltham, St. Dunstons Road offers excellent access to local amenities, including a variety of shops, cafes, and supermarkets within easy reach. Feltham Station is nearby, providing direct links into London Waterloo, making this an ideal choice for commuters.

The area is also well served by reputable local schools, green open spaces, and leisure facilities, while excellent transport links via the A316, M3, and Heathrow Airport ensure connectivity both locally and further afield.

3



3



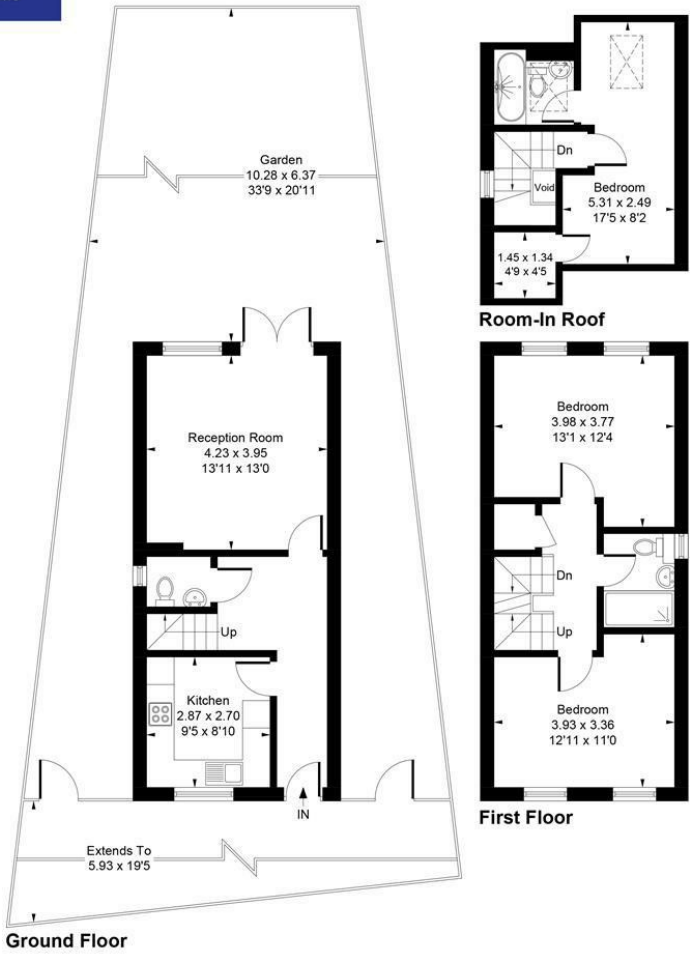
1







Approximate Gross Internal Area = 95.58 sq m / 1029 sq ft  
(Excluding Void)



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.  
© Vizion Property Marketing Produced for Shaw & Co.

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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 0LJ

**OFFICE DETAILS**  
0208 570 7258  
heston@shawandcoestates.com