



**Shaw  
& Co**  
ESTATE  
AGENTS

**£459,950**

**Staines Road**

Feltham, TW14 8PG

## PROPERTY SUMMARY

Situated on Staines Road within the Bedfont area of Feltham, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With a generous living space of 1,059 square feet, this property is ideal for growing families.

The bungalow features two well-proportioned bedrooms, with a ground floor large main bedroom and the second located on the first floor within the loft converted dormer. The single reception room is a large welcoming space, perfect for family gatherings and entertaining. The layout is thoughtfully designed, with a separate well-sized fitted kitchen to maximise space, creating an inviting atmosphere throughout.

One of the standout features of this bungalow is its large rear double garage providing parking for 2 cars. This property is sure to appeal to families and professionals alike, providing easy access to local amenities with Bedfont High Street only a short walk away, and excellent transport links connecting all surrounding areas.

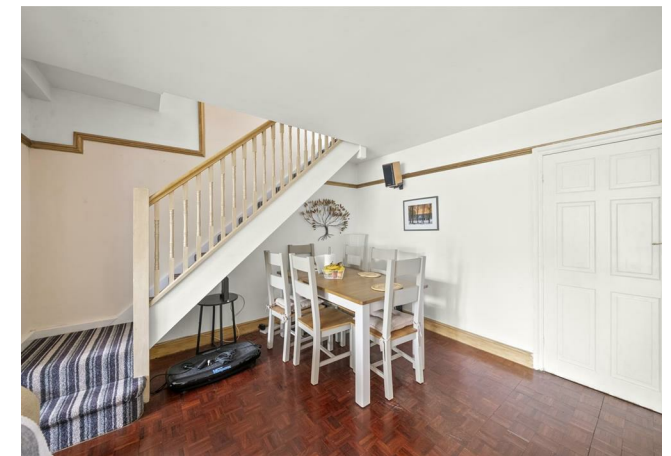
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Approximate Gross Internal Area (Excluding Eaves) = 98.38 sq m / 1059 sq ft  
 Garage = 34.29 sq m / 369 sq ft  
 Total = 132.67 sq m / 1428 sq ft



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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### LOCAL AUTHORITY

Hounslow

### TENURE

Freehold

### COUNCIL TAX BAND

E

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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**  
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