

An absolutely beautifully presented five bedroom, semi-detached family home, that has been extensively renovated to a very high specification by the current owners. Conveniently located on the borders of Ashford, Bedfont and Feltham, this uniquely designed home really is an opportunity not to miss. The versatile accommodation comprises entrance area, a 23ft through lounge, 23ft bespoke fitted German kitchen with granite worktops, utility room, downstairs W.C and a luxury first floor family bathroom, further benefits include a 75ft Southerly aspect garden, a 15ft x 10ft log cabin and own driveway providing off street parking for two vehicles.

Harrow Road, Feltham, Middlesex, TW14 8RT

Composite Velfac double glazed front door to:

<u>ENTRANCE AREA:</u>	Stairs to first floor, engineered Oak flooring and opening to:
<u>THROUGH LOUNGE:</u>	7.67m x 6.77m (24'14 x 21'14) Understair storage cupboard, under floor heating, engineered oak flooring, front aspect double glazed Velfac window, door opening to:
<u>KITCHEN/DINING ROOM:</u>	6.89m x 3.15m (22'7 x 10'4) Das German bespoke fitted eye and base level units with granite worktops, one and half bowl drainer unit with mixer tap, fitted double oven, hob and extractor over, fitted dishwasher, part tiled floors and under floor heating, rear aspect double glazed Velfac windows, rear aspect double glazed Velfac patio doors.
<u>UTILITY ROOM:</u>	2.52m x 2.35m (8'3 x 7'9) Laminate wood effect surface, space for appliances, wall mounted boiler, tiled flooring, side aspect double glazed window and door to:
<u>DOWNSTAIRS W.C:</u>	Low level W.C, wall mounted wash hand basin, extractor fan, part tiled walls, tiled flooring, under floor heating and side aspect double glazed opaque Velfac window.
<u>OFFICE/BED FIVE:</u>	4.25m x 2.35m (13'11 x 7'9) Underfloor heating, tiled flooring and front aspect double glazed Velfac window.
<u>FIRST FLOOR LANDING:</u>	Access to loft, laminate wood effect flooring and solid oak doors to all rooms.
<u>BEDROOM ONE:</u>	4.57m x 3.82m (15'0 x 12'6) Radiator, heated carpet and front aspect double glazed Velfac box bay window.
<u>BEDROOM TWO:</u>	2.69m x 2.30m (8'10 x 7'7) Laminate wood effect flooring, radiator and front aspect double glazed Velfac double glazed window.
<u>BEDROOM THREE:</u>	2.60m x 2.95m (9'8 x 8'6) Laminate wood effect flooring, radiator and rear aspect double glazed window.
<u>BEDROOM FOUR:</u>	2.95m x 2.42m (9'8 x 7'11) Laminate wood effect flooring, radiator, rear aspect double glazed window.
<u>LUXURY FIRST FLOOR FAMILY BATHROOM:</u>	White three piece suite comprising tile enclosed bath with riser shower over and glass shower screen, concealed low level W.C, vanity enclosed wash hand basin, extractor fan, fully tiled walls, tiled flooring and rear aspect opaque double glazed Velfac window.

OUTSIDE

<u>REAR GARDEN:</u>	Paved Indian sandstone, artificial lawn area, soft play area, external lighting.
<u>LOG CABIN:</u>	15ft x 10ft. Power and lighting, windows, French doors.
<u>OWN DRIVEWAY:</u>	Block paved driveway providing off street parking for two vehicles.

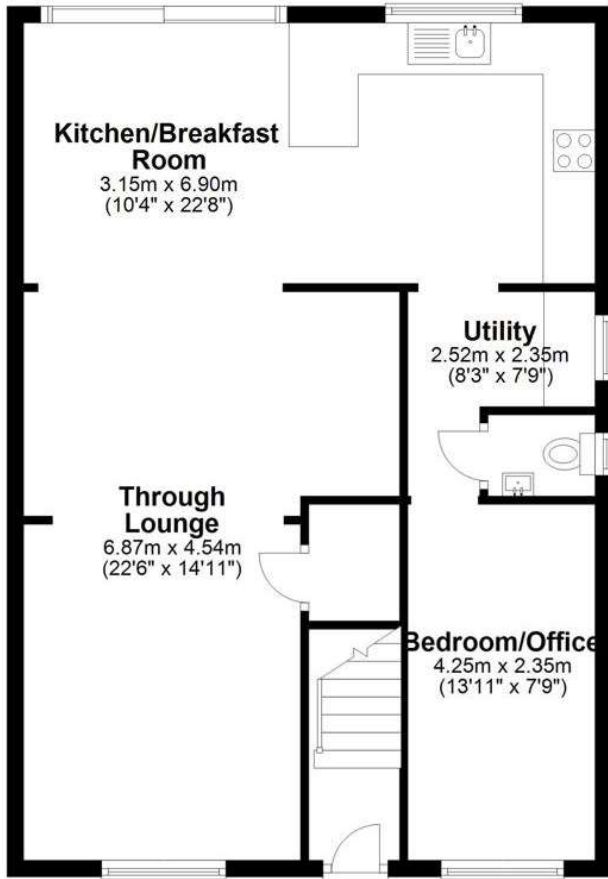
VIEWINGS: By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website www.nevinandwells.co.uk

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FLOORPLAN

Ground Floor

Approx. 70.1 sq. metres (754.8 sq. feet)



First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



Total area: approx. 114.1 sq. metres (1227.8 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

12a Harrow Road FELTHAM TW14 8RT		Energy rating C
Valid until 6 October 2031	Certificate number 9360-2503-4100-2209-8075	

Property type	Semi-detached house
Total floor area	119 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).