



# Roberts Hunt & CO ESTATE AGENTS



**OAK WAY, BEDFONT,  
MIDDLESEX. TW14 8AS**



**A SPACIOUS GROUND FLOOR MAISONETTE FEATURING ITS OWN FRONT AND REAR GARDEN WITH GARAGE AND DRIVE TO THE REAR. NEWLY DECORATED AND CARPETED THROUGHOUT.**

- \* Entrance Porch & Hall
- \* Lounge
- \* Kitchen with Door to Garden
- \* 2 Bedrooms
- \* Bathroom
- \* Double Glazing
- \* Gas Central Heating
- \* Front & Rear Gardens
- \* Garage & Drive

**PRICE: £195,000 - LEASEHOLD**

**Tel: 020 8893 7618**

483 Staines Road, Bedfont, Middlesex TW14 8BL  
Tel : 020 8893 7618 Fax : 020 8893 7619 Email : info@robertshunt.co.uk

The accomodation comprises:

- ENTRANCE PORCH:** Double glazed french doors. Part glazed front door to:
- ENTRANCE HALL:** Wall mounted heating thermostat, understairs storage space, meter cupboard, cloaks cupboard, cupboard housing wall mounted combination boiler, radiator, doors to:
- LOUNGE:** 13' 0" x 12' 1" (3.96m x 3.68m) Front aspect double glazed window, radiator, dado rail, coved ceiling, feature gas coal effect fire with attractive surround.
- KITCHEN:** 8' 1" x 7' 11" (2.46m x 2.41m) Single drainer single bowl stainless steel sink unit with mixer tap, base cupboard and drawers with wall mounted cupboards over, gas cooker point, space and plumbing for washing machine, double glazed door with adjacent double glazed window.
- BEDROOM 1:** 11' 4" x 10' 7" (3.45m x 3.23m) Rear aspect double glazed window, radiator.
- BEDROOM 2:** 10' 8" x 8' 5" (3.25m x 2.57m) Front aspect double glazed window, radiator.
- BATHROOM:** White suite comprising panel enclosed bath with separate shower over, pedestal wash hand basin, low level w.c, fully tiled walls, radiator, rear aspect double glazed frosted window.
- THE FRONT GARDEN:** is partly enclosed and mainly laid to lawn.
- THE REAR GARDEN:** is fully enclosed and mainly laid to lawn with paved patio area, side access with water tap and path to:
- GARAGE:** with up and over door, approached via own driveway providing off street parking via Ash Grove.
- TENURE:** We have been advised by our client that there is approximately 117 years unexpired on the lease with a yearly ground rent of £100.00. However, we do recommend you verify this information with your legal advisors at your earliest opportunity.

**VIEWINGS**

By appointment with **ROBERTS HUNT & CO** on (020) 8893 7618.  
Contact us by email: [info@robertshunt.co.uk](mailto:info@robertshunt.co.uk) Our properties can also be viewed at [www.robertshunt.co.uk](http://www.robertshunt.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.icstaineshomes.co.uk](http://www.icstaineshomes.co.uk), [www.propertyfinder.com](http://www.propertyfinder.com) and [www.fish4homes.co.uk](http://www.fish4homes.co.uk)

For a competitive mortgage quotation, without obligation, contact our **INDEPENDENT MORTGAGE ADVISER, ANNE ROBERTS-HUNT** who is an introducer to **Legal & General** for the sale of life assurance on (020) 8893 7618. With access to over 150 lenders from new mortgage planning and remortgages.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

A life assurance policy may be required. Written quotations of credit terms are available upon request. Introducer to Legal & General marketing group, members of which are regulated by the Financial Services Authority for the purposes of making introductions to other representatives for recommending, advising on and selling life assurance and investment products bearing Legal & General's name.

Please note these particulars have been prepared on information given to us by our client and do not form part of a contract and are offered in good faith, we recommend you verify any information needed with your legal advisors at your earliest opportunity.