

Roberts Hunt

estate agents



**RUSCOMBE WAY, FELTHAM,
MIDDLESEX. TW14 9NY**

A WELL PRESENTED STAGGERED TERRACED HOUSE QUIETLY SITUATED IN A POPULAR CUL-DE-SAC ON BEDFONT BORDERS CONVENIENT FOR NEARBY FELTHAM TOWN CENTRE AND MAINLINE STATION. INTERNAL VIEWING IS RECOMMENDED.

- Entrance Lobby
- 26'5" Lounge/Dining Room
- Kitchen
- 3 Good Size Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Enclosed Rear Garden
- Garage to Rear



PRICE: £235,000 - FREEHOLD

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The accommodation comprises:

- ENTRANCE LOBBY:** Approached via double glazed front door, double radiator, stairs to first floor, cupboard housing gas meter, door to:
- LOUNGE/DINING ROOM:** (narrowing to 9'0" at dining end) - Front aspect double glazed georgian style window double radiator, coved ceiling, two wall light points, open plan to dining area with double radiator, large understairs cupboard housing electric meter, door to kitchen and double glazed doors to rear garden
- KITCHEN:** Rear aspect double glazed georgian style window, single drainer single bowl stainless steel sink unit with mixer tap, base cupboard and drawers with tiled splashbacks and wall mounted cupboards over, recess and plumbing for washing machine, space for cooker and an upright fridge/freezer.
- FIRST FLOOR:** LANDING with airing cupboard housing boiler and foam dipped hot water tank, hatch to part boarded loft with light and ladder, doors to:
- BEDROOM 1:** Two rear aspect double glazed windows, two radiators.
- BEDROOM 2:** Front aspect double glazed window, radiator.
- BEDROOM 3:** Front aspect double glazed window, radiator.
- BATHROOM:** White suite comprising panel enclosed bath with mixer tap and shower attachment separate shower over, wash hand basin in vanity unit, low level w.c, fully tiled wall extractor fan, radiator.
- THE FRONT GARDEN:** is fully block paved for ease of maintenance, flower/shrub beds.
- THE REAR GARDEN:** is a particular feature of the property being south facing and fully enclosed, paved patio lawn area with flower/shrub beds, water tap, outside light, rear pedestrian gate to:
- GARAGE:** with up and over door. Residents Parking to Rear.

VIEWINGS

By appointment with **ROBERTS HUNT & CO** on (020) 8893 7618.
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