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6 Station Approach Ashford Middlesex TW 15 2QN

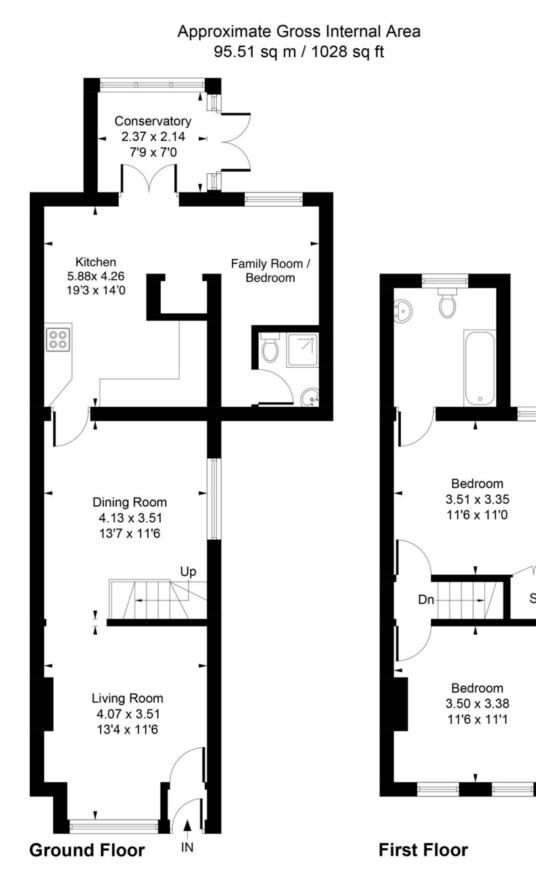




70 St. Georges Road, Feltham, TW13 6RE Guide Price £499,950 - Freehold

NEW ROOF!! Benefitting from a number of improvements including a brand new roof, new double glazed windows and a recently installed boiler, this two bedroom character cottage offers TWO off road parking spaces as well! Entered via an entrance porch into a cosy sitting room, the accommodation in turn leads into the dining room with stairs to first floor and opens onto the well fitted kitchen with doors opening to the conservatory which overlooks the pretty rear garden. Off the kitchen is a useful extra reception room or third bedroom and from there is accessed a useful shower room with WC. On the first floor there are two double bedrooms and a spacious family bathroom, all snuggled cosily beneath a newly fitted roof. To the front is a pretty courtyard garden with a double length driveway running alongside the house with parking for 2 cars, whilst to rear is an attractive garden enclosed by timber fences. The property is in a highly convenient location with easy access to the A316.

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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.

- TWO BEDROOM CHARACTER COTTAGE
- SEMI DETACHED
- **TWO OFF ROAD PARKING** • **SPACES**
- PRETTY COTTAGE GARDENS
- WELL PLANNED KITCHEN •



Council Tax

Hounslow Borough Council, Tax Band D being £2,085.82 for 2025/26 Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

Lease and service charge information, all to be confirmed via solicitors; **Tenure: Freehold**

Agent note Under Consumer Protection R egulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or furnishing nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furniture/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and their accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.

- COSY AND WELL PRESENTED ACCOMMODATION
- SITTING ROOM AND SEPARATE **DINING ROOM**
- EPC RATING BAND D
- USEFUL 3RD RECEPTION/ THIRD BEDROOM