



**Shaw  
& Co**  
ESTATE  
AGENTS

**£375,000**

**Padbury Close**

Feltham, TW14 8SP

## PROPERTY SUMMARY

Nestled in a quiet cul-de-sac just off Staines Road, this well-presented two-bedroom mid-terraced home offers a perfect opportunity for first-time buyers or investors.

The ground floor features a bright and spacious reception room at the front, while the modern kitchen to the rear opens directly onto a private garden. Upstairs, the property benefits from two generously sized bedrooms and a family bathroom.

Additional highlights include ample residents parking at both the front and rear of the property.

Padbury Close enjoys a highly convenient location, just a short distance from Feltham town centre with its wide range of shops, amenities, and excellent transport links. Feltham train station provides fast services to London Waterloo in approximately 25 minutes, while the H26 bus route offers direct access to Hatton Cross Underground Station. For nature lovers, Bedfont Lakes Country Park is just a short drive away, offering scenic walks and tranquil surroundings.

2



1



1

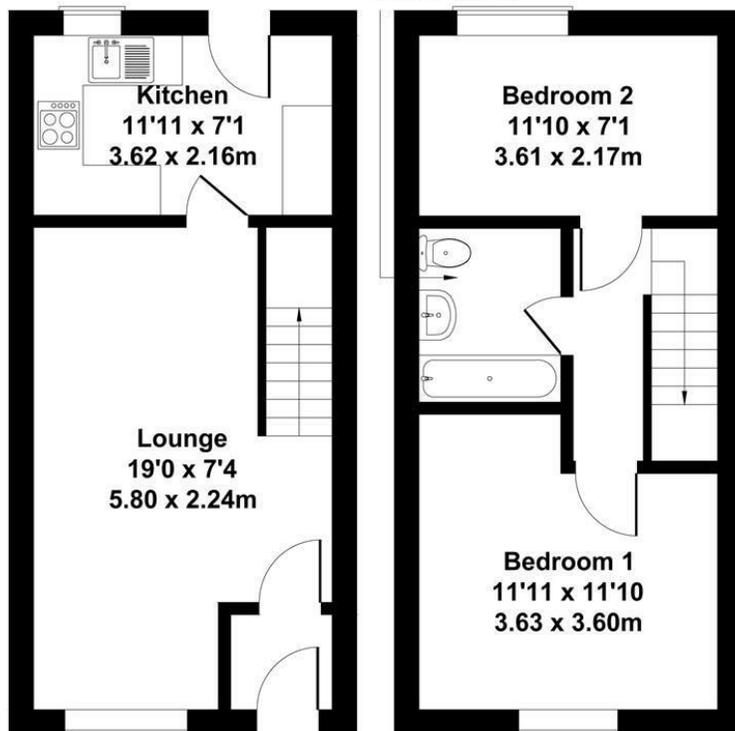




# Padbury Close

Approximate Gross Internal Area  
635 sq ft - 59 sq m

**Bathroom**  
6'10 x 5'8  
2.09 x 1.72m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



## LOCAL AUTHORITY

Hounslow

## TENURE

Freehold

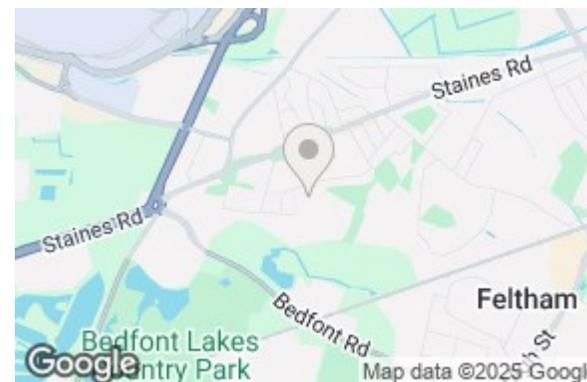
## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	
(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**  
ESTATE AGENTS

**OFFICE ADDRESS**  
10 Central Parade  
New Heston Road  
Heston  
Middlesex  
TW5 0LJ

**OFFICE DETAILS**  
0208 570 7258  
heston@shawandcoestates.com