



**£474,950**

**Field Road**

Feltham, TW14 0BH

## PROPERTY SUMMARY

An exclusive opportunity to acquire one of seven, 2 or 3 bedroom newly built contemporary homes, thoughtfully designed to combine modern living, quality craftsmanship, and everyday practicality in a well-connected Hounslow/Feltham location.

Plot 10 - 2 bedroom mid-terrace property, offering an excellent balance between open-plan living and private accommodation, with a ground floor w/c with shower, first floor bedrooms, family bathroom suite. Extending to 748 sq.ft over two floors.

Situated on Field Road, this boutique development offers a choice of stylish new-build properties, with each property offering generous living and entertaining spaces, complemented by modern with bosh appliances and bathrooms fitted with quality fixtures and finishes. Bedrooms are well sized and light-filled, creating calm and comfortable retreats, while bathrooms and en-suites are finished with clean, contemporary styling. Other benefits include EV charging points, solar panels, upgraded double glazed windows, under floor heating through out powered by an energy efficient heat source pump system.

The development benefits from a convenient and well-established residential setting. Feltham is a well-connected West London location, popular with buyers and investors alike. The area benefits from excellent transport links via Feltham Station to London Waterloo, as well as close proximity to Heathrow Airport.

Locally, there is a range of shops, restaurants and leisure facilities, alongside easy access to green spaces including Bedfont Lakes Country Park. Combining convenience, connectivity and value, TW14 continues to see strong demand from a wide range of buyers.

Each home will be sold with a 10-year new-build (build zone) warranty, offering peace of mind alongside modern design and energy-efficient construction.

2



2

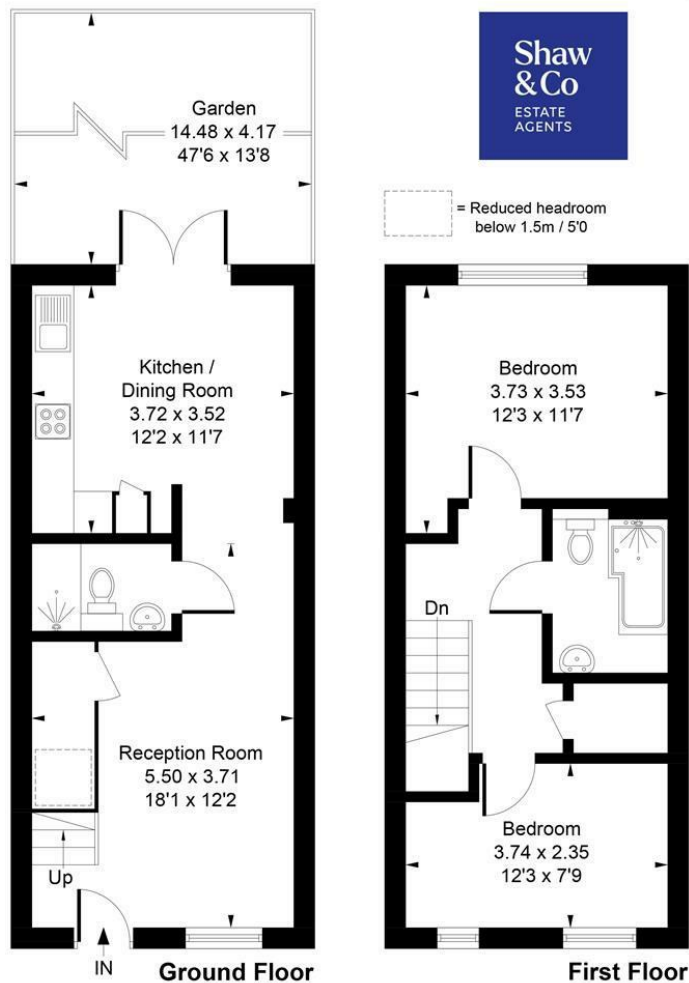


1





Approximate Gross Internal Area  
69.50 sq m / 748 sq ft



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.  
© Vizion Property Marketing Produced for Shaw & Co.

## LOCAL AUTHORITY

Hounslow

## TENURE

Freehold

## COUNCIL TAX BAND

## 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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