

The Vale, Feltham, TW14 0JZ
Asking Price £315,000
Council Tax Band: C



Nestled in the desirable area of The Vale, Feltham, this charming first-floor maisonette presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. This 1950's built property spans an impressive approx 710 square feet (65 Meters Sqare) and boasts a well-thought-out layout that maximises space and comfort.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation or entertaining guests. The maisonette features two generously sized bedrooms, including a master bedroom that offers ample room for furnishings. The separate kitchen is functional and well-equipped, while the three-piece family bathroom provides all the necessary amenities. There is also a spacious boarded loft accessible from the landing.

One of the standout features of this property is the private rear garden, offering a tranquil outdoor space for gardening or enjoying the fresh air. The maisonette benefits from double glazing and gas central heating, ensuring a warm and energy-efficient home.

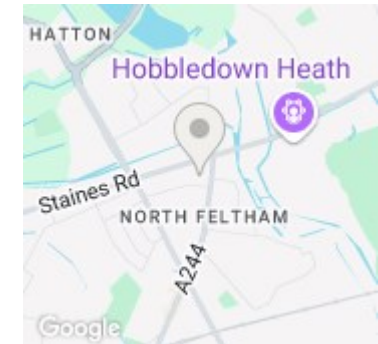
The location is particularly advantageous, with Feltham overground station and various bus links just a short distance away, providing excellent transport connections. The M4 and M25 motorways are also easily accessible, making commuting a breeze. Local amenities abound, including the picturesque Hounslow Heath Nature Reserve, Feltham High Street, Tesco Express, and a variety of cafes and convenience stores. Families will appreciate the proximity to reputable schools, making this an ideal setting for both young professionals and families alike.

In summary, this delightful maisonette in The Vale, Feltham, offers a perfect blend of comfort, convenience, and community, making it a must-see for prospective buyers.

EPC: D
 Council Tax: Band C: (approx £1,854)
 Lease Term: 200 years from 24 June 1956
 Lease Term Remaining: 131 years
 Ground rent: £50 Per Annum
 Buildings Insurance: £479.18 2024/2025 (Block Policy)



Open House London



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	