



**£295,000**

**Elmcroft Close**

Feltham, TW14 9HJ

## PROPERTY SUMMARY

A very well presented two bedroom first floor maisonette, recently refurbished to an exceptional standard, a perfect buy for first time buyers.

Located off Staines Road the property consists of a cosy lounge, newly fitted kitchen, bathroom and two bedrooms. To the outside the property benefits from a private rear garden.

Conveniently positioned the property is minutes away from Heathrow Airport, local bus stops, shops and further benefits from its own rear garden. Early viewings are highly recommended.

2



1



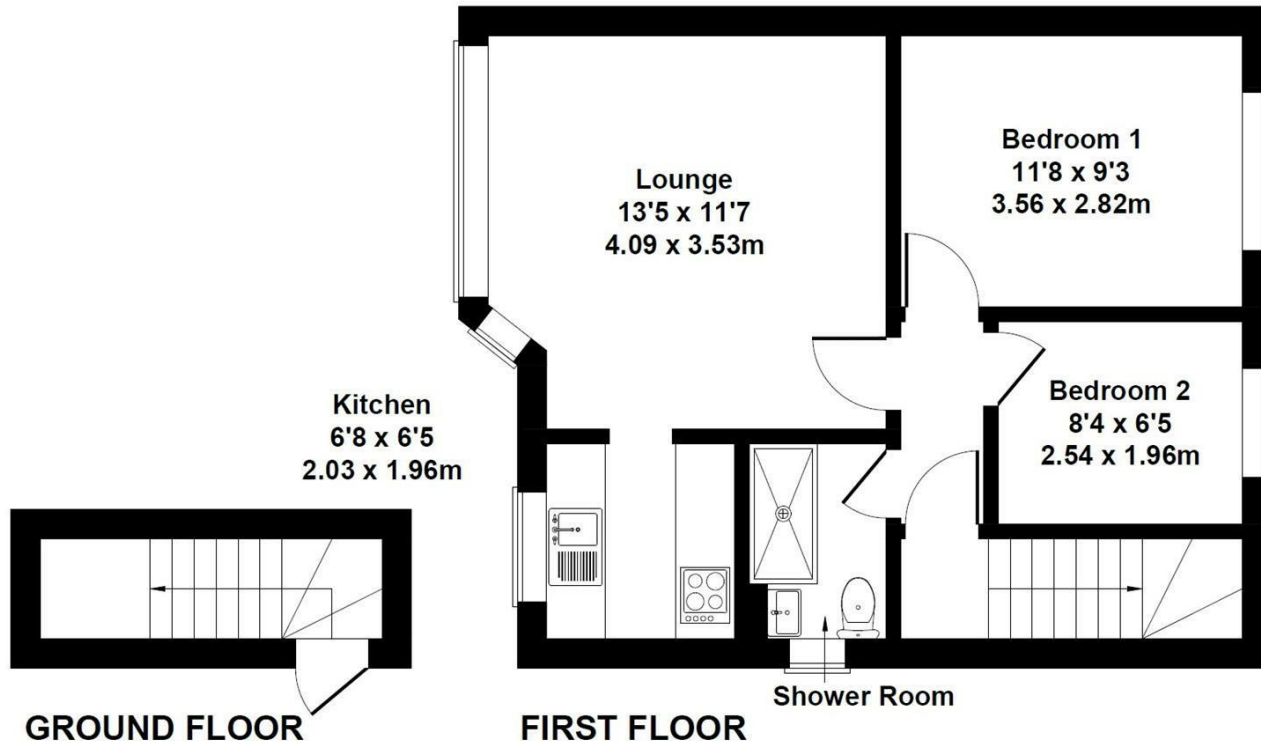
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# Elmcroft Close, Feltham

Approximate Gross Internal Area  
509 sq ft - 47 sq m  
(Excluding Ground Floor)



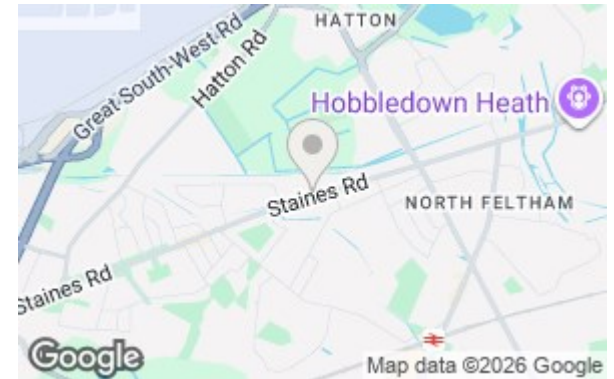
**LOCAL AUTHORITY**  
Hounslow London Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		64	
(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

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