



**Shaw
& Co**
ESTATE
AGENTS

£315,000

Westbury Road

Feltham, TW13 5HQ

PROPERTY SUMMARY

Shaw & Co are delighted to present to the market this spacious and well-presented two double bedroom ground floor maisonette, boasting a large private rear garden and situated in a popular residential location within close proximity to Feltham train station, the leisure centre and Hanworth Park.

The property benefits from gas central heating and a generously sized private garden. The accommodation includes an entrance hall, a spacious lounge with a bay-fronted window, wood laminate flooring and a decorative feature fireplace, a fitted kitchen with patio doors opening onto the garden, two generously sized double bedrooms and a modern shower room suite.

To the front, there is a large front space which has potential to become a driveway for two cars. The large enclosed rear garden has been recently renovated and now features a new patio, lawn and a garden shed.

Ideally located, the property is within easy reach of local shops and amenities. Several primary and secondary schools can be found within a mile, with Feltham train station less than 1.2 miles away and Hounslow Central tube station just 2.2 miles away. The M3 and M25 are also easily accessible.

2



1



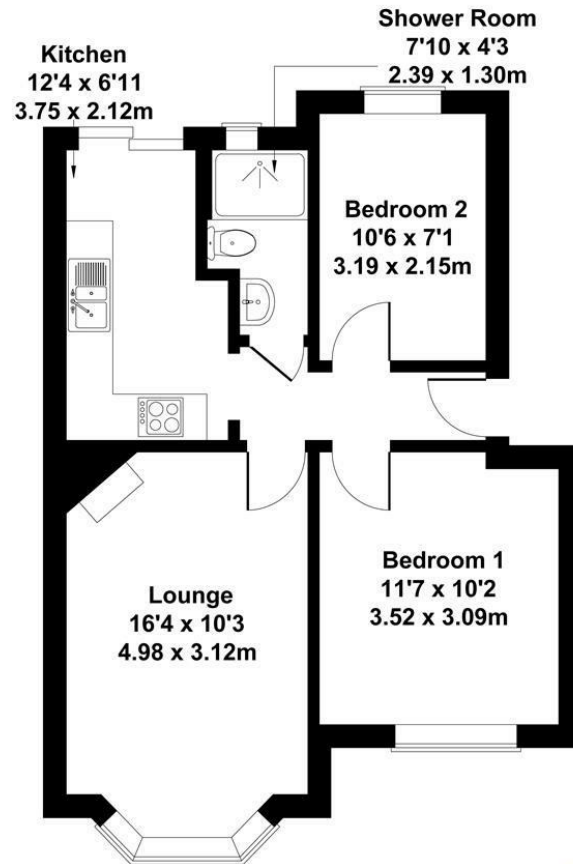
1





Westbury Road

Approximate Gross Internal Area
517 sq ft - 48 sq m



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



LOCAL AUTHORITY

Hounslow

TENURE

Leasehold

COUNCIL TAX BAND

C

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			73
(55-68) D			
(39-54) E		52	
(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

Whitton
Twickenham
TW2 7LT

OFFICE DETAILS

0208 894 3646
whitton@shawandcoestates.com