

Staines Road, Feltham, TW14 0JT
Guide Price £235,000

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Offered to the market CHAIN FREE this newly refurbished first-floor maisonette presents an excellent opportunity for first-time buyers and investors.

The accommodation comprises a generous double bedroom, a bright reception room, modern kitchen with dining area and a fashionable family bathroom suite, complemented by useful loft storage and a utility cupboard.

Externally, the property enjoys its own private rear garden, additional front garden with potential to create further off-street parking, subject to any necessary consents, together with parking to the rear. Further benefits include an approximate 112 years lease.

Conveniently located on Staines Road there are an ample array of nearby well regarded amenities including Tesco Express, Cineworld Cinema and local restaurants/ bars. For transport, just minutes walk from Bus links and Feltham BR Station and for those commuting by vehicle the A30 and A316 can found within a short drive. Reputable schools can also be found within a short commute from the property.

Key Features

- **Chain Free First Floor Maisonette**
- **Newly Refurbished Throughout**
- **One Double Bedroom**
- **Reception Room**
- **Kitchen with Dining Area**
- **Fashionable Family Bathroom Suite**
- **Loft Storage + Utility Cupboard + Ground Floor Entrance Hall**
- **Private Rear Garden + Front Garden (Potential for further Off Street Parking)**
- **Parking at Rear**
- **Approx. 112 Years Lease**





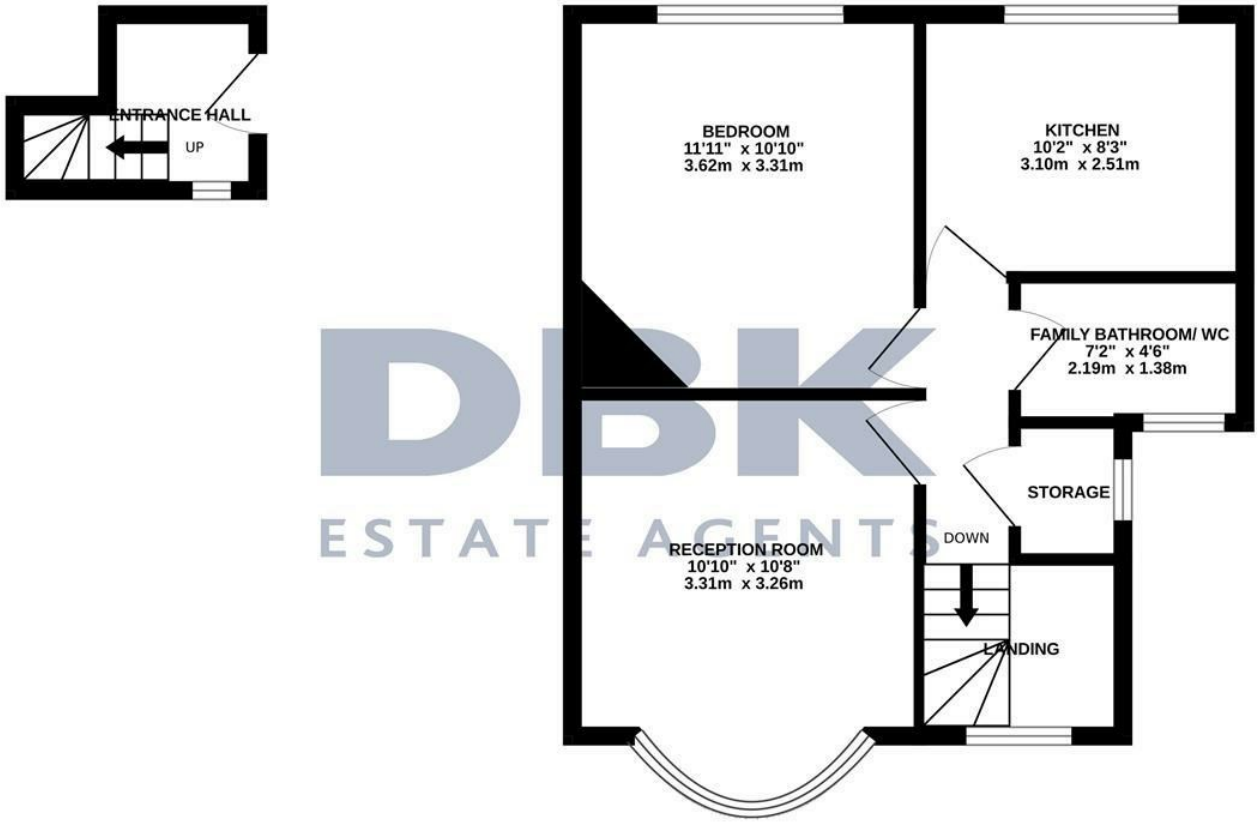


Lease
Approx. 112 years remaining

Ground Rent
£100.00 per annum

GROUND FLOOR
34 sq.ft. (3.1 sq.m.) approx.

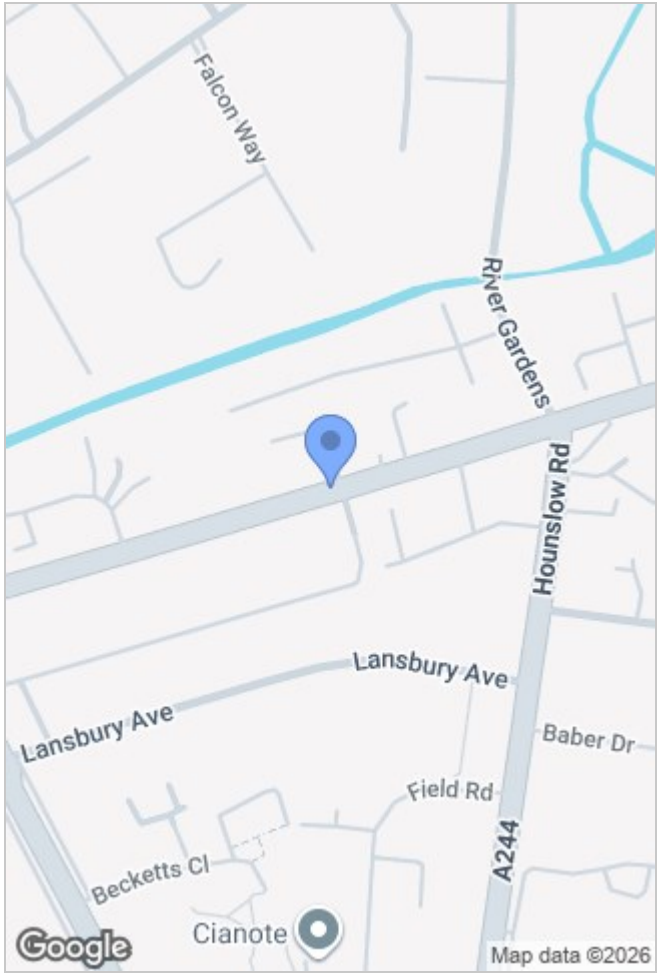
FIRST FLOOR
443 sq.ft. (41.1 sq.m.) approx.

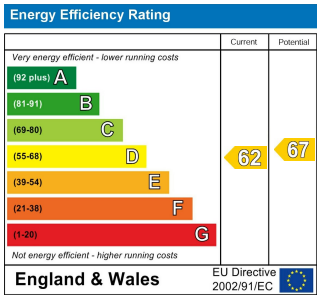


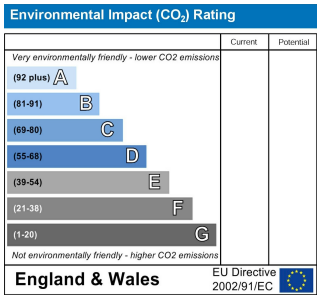
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TOTAL FLOOR AREA : 476 sq.ft. (44.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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36 Bath Road, Hounslow, Middlesex, TW3 3EB
Tel: 0208 570 4747
Email: hounslow@dbkestates.com
www.dbkestates.com