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PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi Detached Home
- 3 Bedrooms
- Popular Location
- No Onward Chain
- Garage & Off Road Parking
- Energy Efficiency Rating: D

**Westminster Close, Feltham**

**£430,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



### 9 Westminster Close, Feltham, TW14 9XD

This three bedroom semi detached house is situated in a cul-de-sac location offering good transport links. The property is also being offered with No Onward Chain.

The accommodation is as follows: Part glazed entrance door to:

#### **ENTRANCE HALL:**

Doors leading to the living room and cloakroom:

#### **DOWNSTAIRS CLOAKROOM:**

White suite comprising a pedestal wash hand basin and low level WC.

#### **LIVING / DINING ROOM:**

Dual aspect with bay window to front and sliding patio doors to the rear garden. Stairs leading to the first floor.

#### **KITCHEN:**

A range of wall and base units with worktops over, integrated electric oven with four ring gas hob and extractor canopy over, washing machine, freestanding fridge/freezer and window to the rear.



Stairs from the living / dining room to:

**FIRST FLOOR LANDING:**

Airing cupboard. Access to the loft space.

**BEDROOM 1:**

Window to front.

**BEDROOM 2:**

Window to the rear.

**BEDROOM 3:**

Window to the front.

**BATHROOM:**

White suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low level WC. Window to the rear.

**FRONT GARDEN:**

Two steps leading to the front door with the remainder of the garden laid with shrubbery and a driveway to the side of the house leading to a single garage.

**REAR GARDEN:**

There is a good sized enclosed garden which is mainly laid to lawn with a decked area and rear access.

**GARAGE:**

Single garage with up and over door.

**SITUATION:**

Superbly located just a short distance away from Feltham town centre providing access to shopping facilities, restaurants and train links.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

D

**VIEWING:**

By appointment with Wood & Pilcher 01892 528888

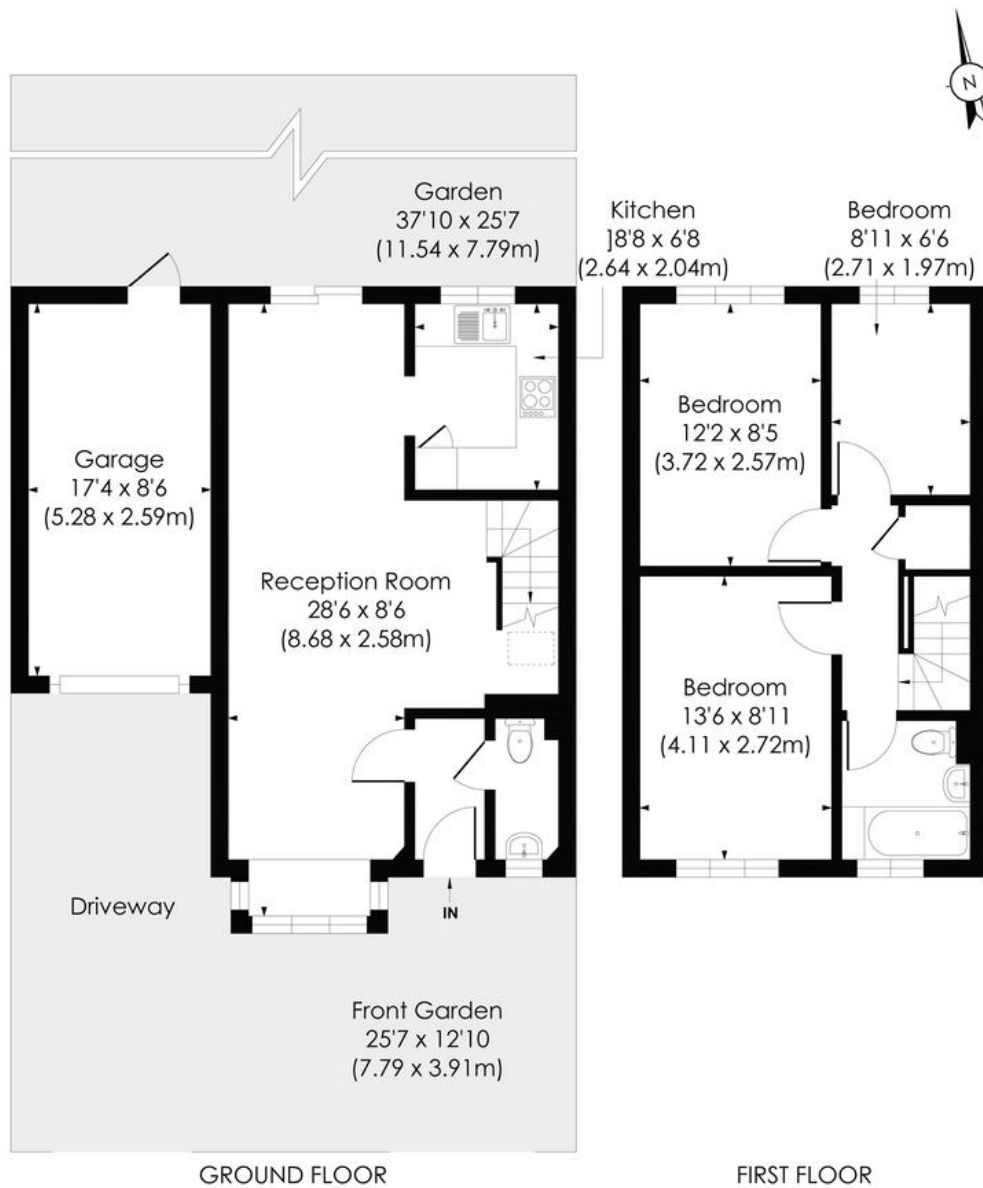


## WESTMINSTER CLOSE, TW14

Approx. Gross Internal Floor Area

**800 Sq. ft/74.28 Sq. m (Excluding Garage)**

**Garage: 147 Sq. ft/13.68 Sq. m**



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