

## 3 Bed Semi-Detached In Northumberland Crescent , Feltham, TW14 9SW

£500,000





## SHORT DESCRIPTION

Property Ref: 14809 We are pleased to present an exceptional Semi-detached located at Northumberland Crescent, Feltham. This wonderful residence boasts 3 bedrooms, 2 bathrooms, and 2 living rooms, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Front Garden, Rear Garden, Terrace and Driveway, Private parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. ----- Northumberland Crescent Property Type: Semi-detached Full selling price: £500000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC Rate:D Measurement:957.988 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Terrace Parking: Driveway, Private Heating Type: Double Glazing Chain Sale or Chain Free: Chain Free Possession of the property: Vacant -----



**Bed Room(s)**



**Bath Room(s)**

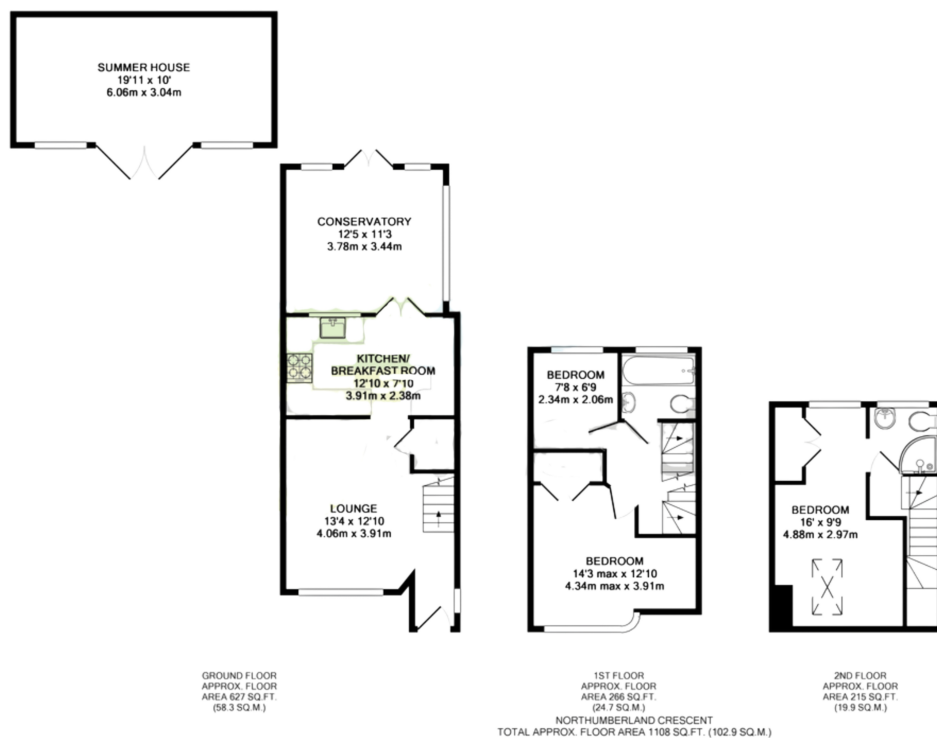


**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

|                  |                  |
|------------------|------------------|
| Total floor area | 89 square metres |
|------------------|------------------|

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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