



Saxon Avenue, Feltham, TW13 5JN
Guide Price £449,950

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A extended semi-detached home offering a blend of comfort, convenience and potential (stpp).

With approximately 721 square feet of living space, this residence features two bedrooms, two reception rooms that provide versatile spaces for relaxation and a modern kitchen being the heart of the home. Convenience is key with both a family bathroom and a ground floor bathroom, ensuring practicality for everyday living.

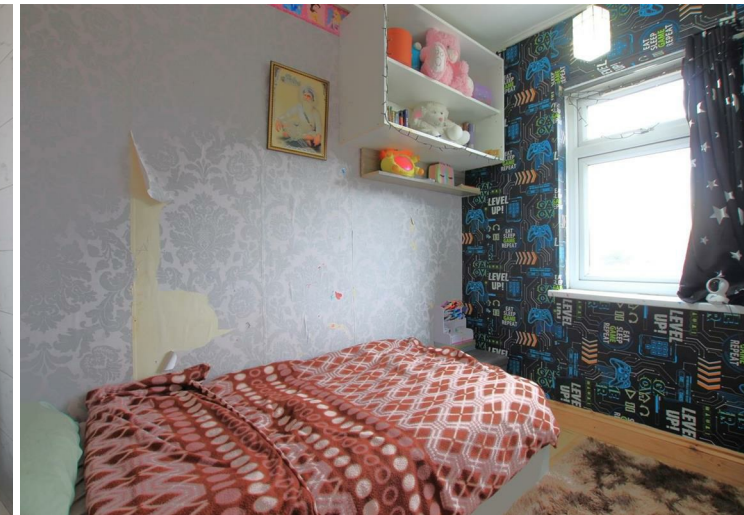
Step outside into the lengthy rear garden where ample space awaits for outdoor activities and gardening. Side gated access enhances privacy and convenience, while the front garden offers off-street parking, adding to the property's accessibility.

With approximately 10 feet of side space, this home presents intriguing possibilities for expansion or development, subject to necessary planning permissions.

Conveniently located on Hounslow Road there are an ample array of nearby well regarded amenities including supermarkets, 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 such as Cardinal Road Infant and Nursery School and Reach Academy Feltham both scoring OUTSTANDING by OFSTED.

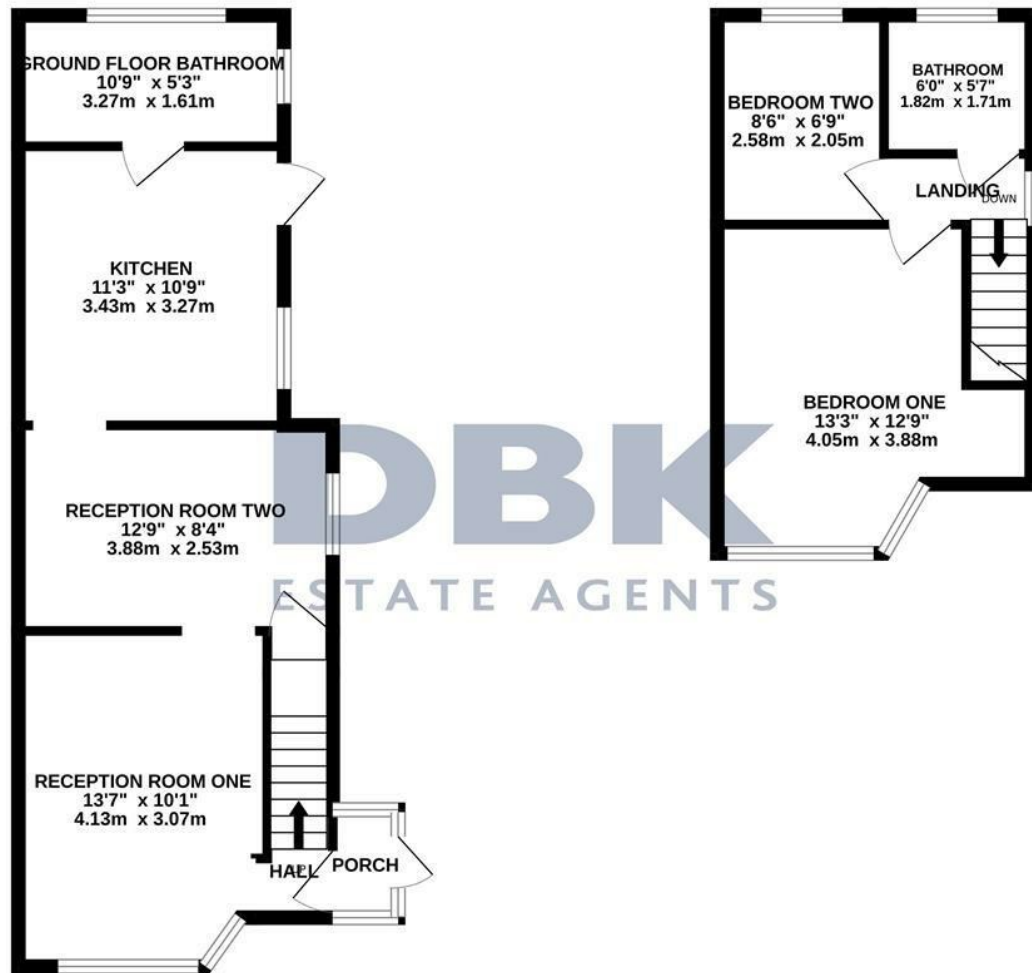
Key Features

- **Extended Semi-Detached Home**
 - **Approx. 10 Ft Side Space**
 - **Circa 721 Sq.Ft**
 - **Two Bedrooms**
 - **Two Reception Rooms**
 - **Modern Kitchen**
 - **Family Bathroom + Ground Floor Bathroom**
 - **Lengthy Rear Garden with Side Gated Access**
 - **Front Garden for Off Street Parking**
 - **Scope for Development (stpp)**



GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.

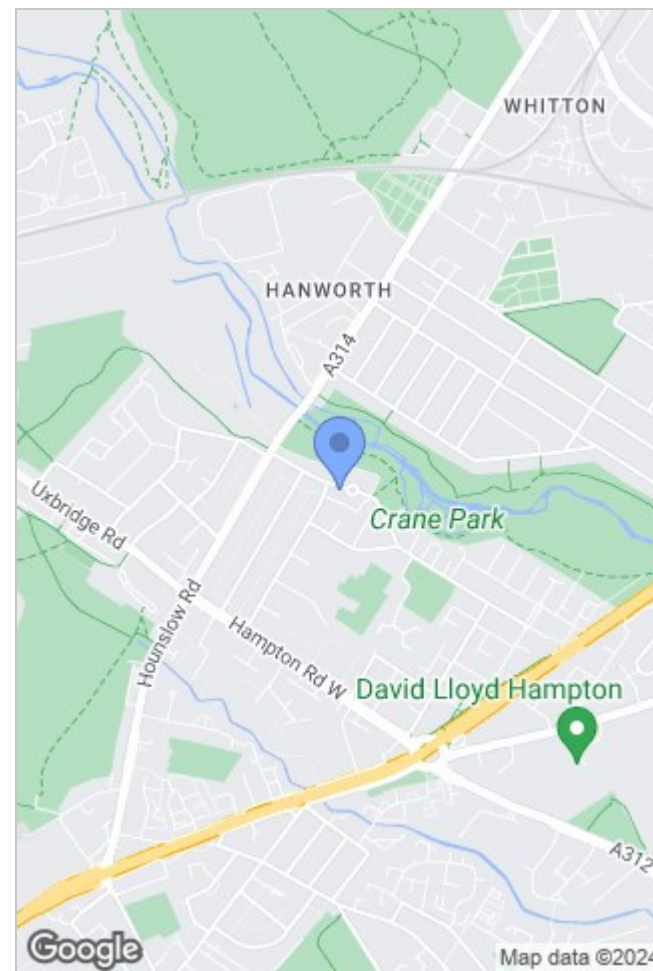
1ST FLOOR
262 sq.ft. (24.3 sq.m.) approx.



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TOTAL FLOOR AREA: 721 sq.ft. (66.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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