

**Shaw & Co**  
ESTATE AGENTS



**£499,950**

**Lansbury Avenue**

Feltham, TW14 0JN

## PROPERTY SUMMARY

A charming 3-bedroom end of terrace house located on the borders of Hounslow and Feltham. This well-presented family home offers a cosy retreat for those seeking comfort and convenience.

As you step inside, you are greeted by a front reception room, leading into a large kitchen dining area, perfect for entertaining guests. The property boasts three lovely bedrooms with a first floor bathroom and a ground floor additional WC.

Externally the property benefits from a well-maintained rear garden and front off-street parking for 2 cars.

Lansbury Avenue, is situated in a convenient location, providing easy access to local amenities, schools, and transport links, making it an ideal investment or a family home.

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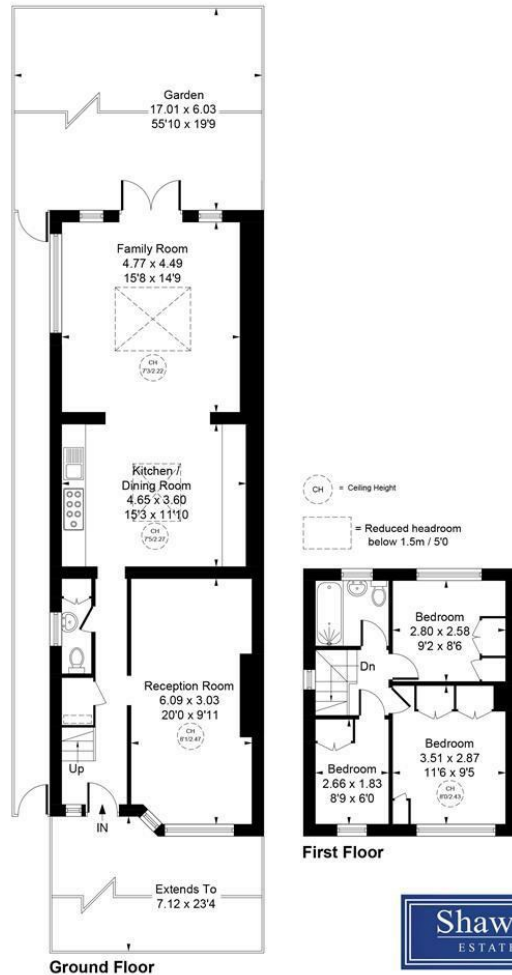


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Approximate Gross Internal Area  
99.70 sq m / 1073 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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**LOCAL AUTHORITY**

Hounslow

**TENURE**

Freehold

**COUNCIL TAX BAND**

D

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(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



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