



**Rochester Avenue, Feltham, TW13 4EJ**



## **Welcome to Rochester Avenue, Feltham**

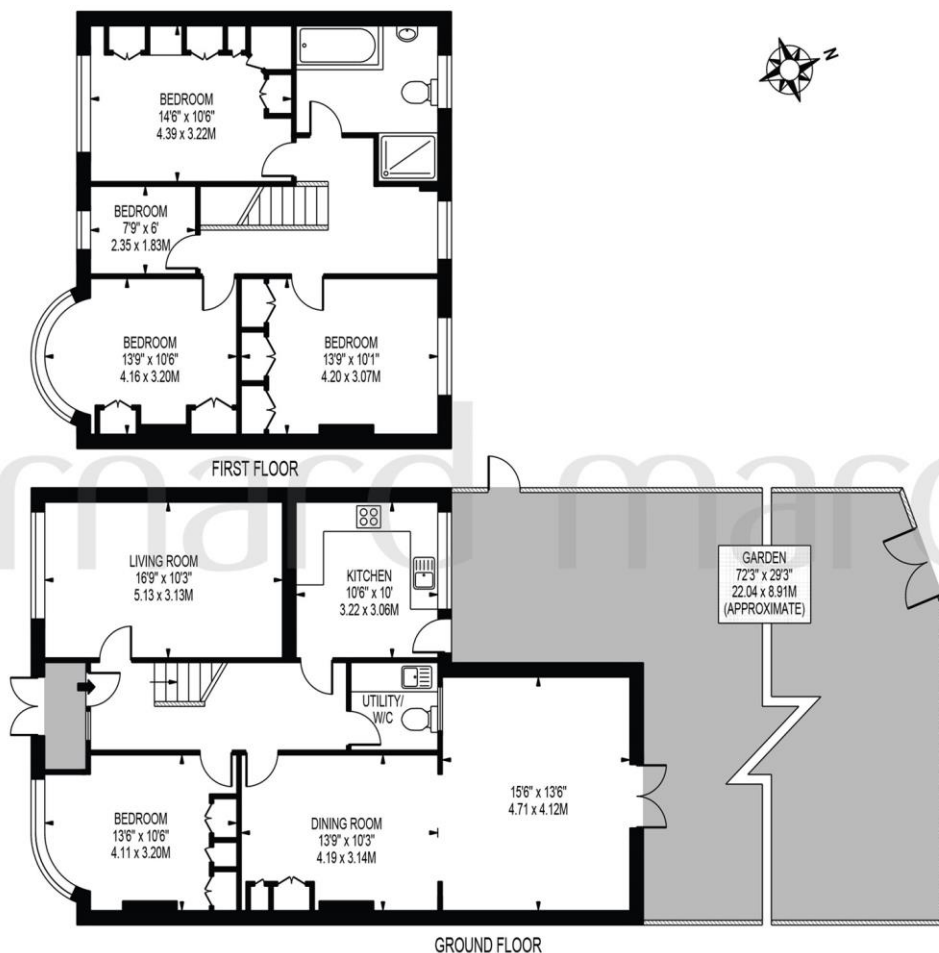
This semidetached property consists of five bedrooms on the ever so popular Rochester Avenue. On the ground floor you have a large living room, downstairs bedroom, dining room and a kitchen. To the rear of the property the vendor has extended the dining room which can act as a blank canvas to a new buyer. Upstairs consists of a family bathroom along with a further four bedrooms to accommodate many. Additional benefits are a large driveway with parking space for multiple cars and a large rear garden.

Rochester Avenue is superbly located being just a short distance away from local shops and bus links such as the H25, Feltham town centre is just a short commute away giving you access to shops and train links and the A316/M3 is located just around the corner.



## ROCHESTER AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1668 SQ FT - 154.92 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

**Welcome to**

## **Rochester Avenue, Feltham**

- FIVE BEDROOM SEMI-DETACHED PROPERTY
- NO CHAIN
- PARKING FOR TWO/THREE CARS ON DRIVEWAY
- SHORT WALK TO FELTHAM HIGH STREET
- CLOSE TO LOCAL BUS ROUTES
- SHORT WALK TO FELTHAM MAINLINE STATION
- POPULAR LOCATION
- FURTHER POTENTIAL TO EXTEND (STPP)

Tenure: Freehold EPC Rating: D

Offers over

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL110868](https://barnardmarcus.co.uk/Property/FEL110868)



Property Ref:  
FEL110868 - 0027

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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