



barnard marcus

Staines Road, Feltham, TW14 9HF



welcome to

Staines Road, Feltham

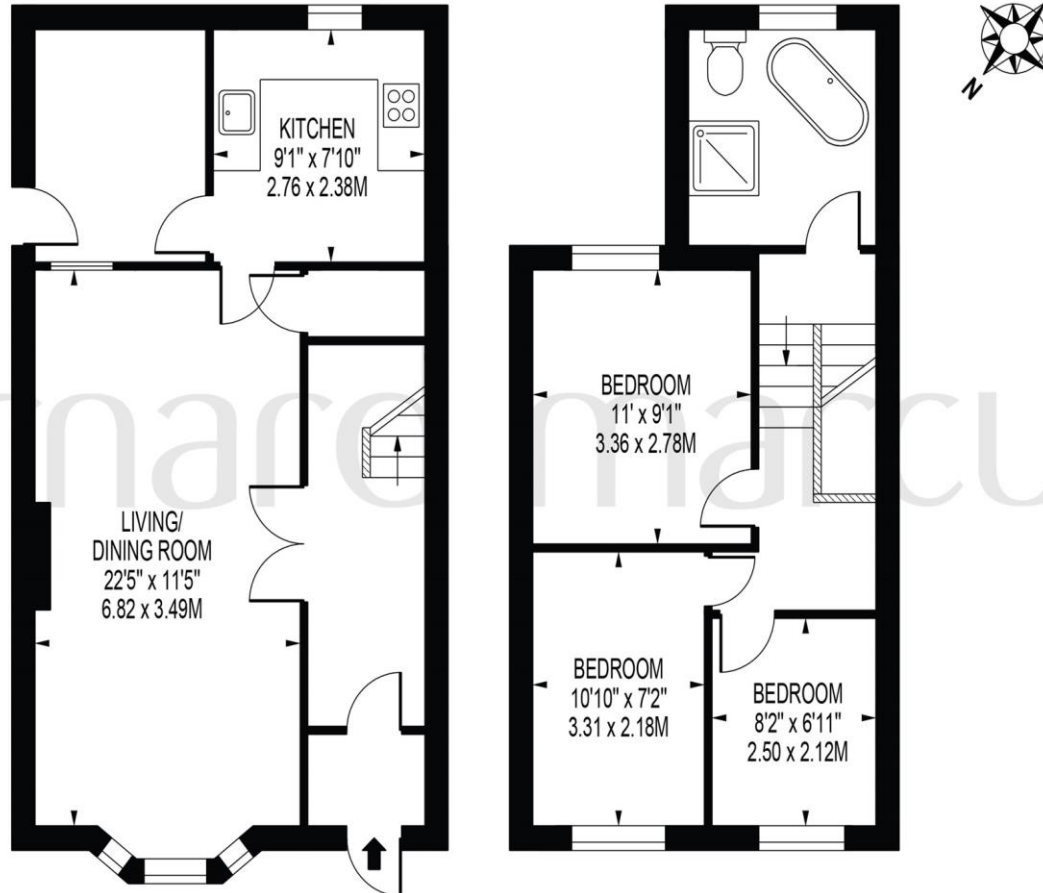
This charming three-bedroom mid-terraced property offers a delightful blend of comfort and potential. The ground floor features a well-maintained open-plan living and dining area, perfect for entertaining and family gatherings. The lounge is enhanced by a multi-fuel stove that burns smokeless coal, providing an environmentally friendly and cost-effective heating solution. The kitchen, located at the rear of the home, is both functional and inviting, providing easy access to the garden. The rear garden is a versatile space, featuring a cabin with electric and internet, as well as two sheds. There is also potential for off-street parking to the rear via a service road. This property is ideal for those seeking a blend of modern living with opportunities for customization.

Staines Road is ideally located for access to Feltham Town Centre and the superb Mainline Train Station that serves London Waterloo in under 30 minutes, plus bus routes to Hounslow are on your doorstep, other routes such as the 116, 117, 490, 285, 90, and 235 can easily be accessed. Local schools can be reached by foot which adds to the number of benefits this property has!



STAINES ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 939 SQ FT - 87.22 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

Staines Road, Feltham

- THREE BEDROOM FAMILY HOME
- MID-TERRACED PROPERTY
- REAR ACCESS
- ON STREET PARKING
- CABIN & TWO SHEDS
- WELL MAINTAINED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- CLOSE TO LOCAL TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Offers over

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/FEL112191](https://www.barnardmarcus.co.uk/Property/FEL112191)



Property Ref:
FEL112191 - 0003

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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