



**Viola Avenue, Feltham TW14 0EN**



**welcome to**

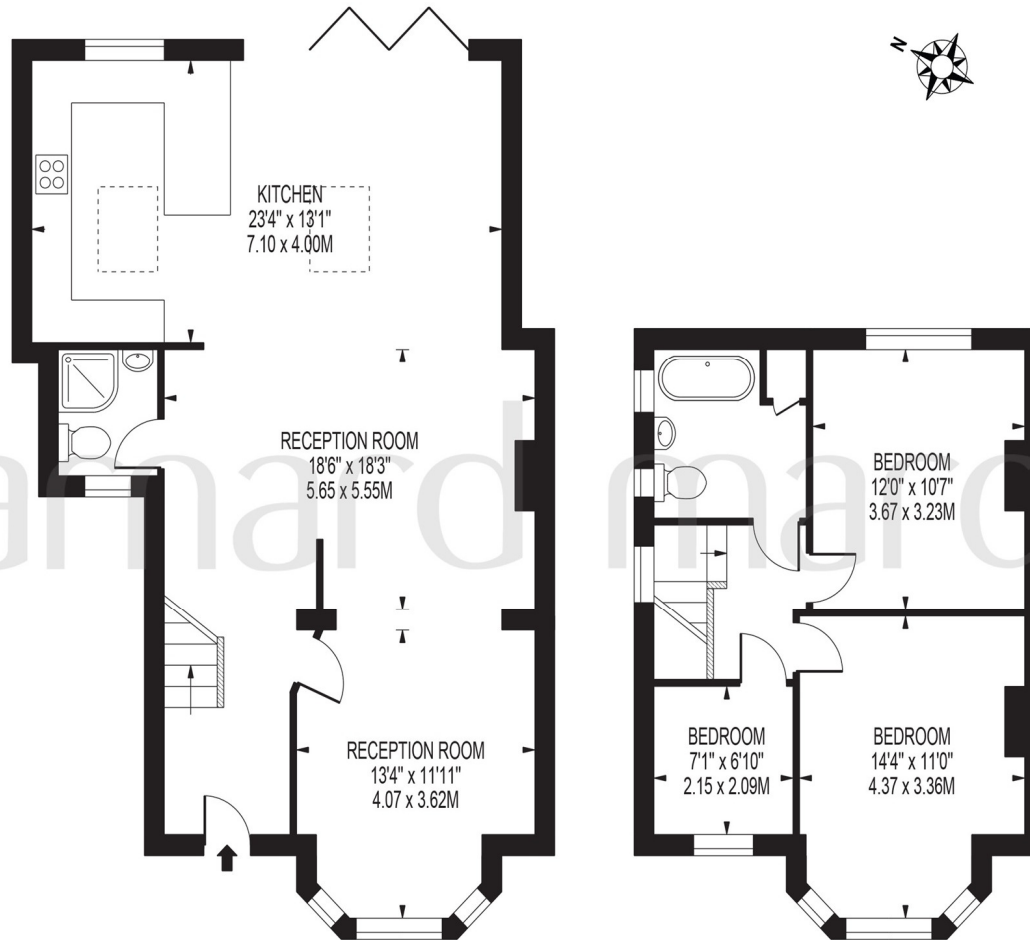
**Viola Avenue, Feltham**

This spacious three-bedroom, two-bathroom semi-detached home on Voila Avenue is perfect for families. It features a bright rear extension, a modern kitchen, a converted garage into a downstairs bathroom, off-street parking with a dropped kerb, and a large rear garden.



## VIOLA AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1235 SQ FT - 114.73 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.

This lovely three-bedroom, two-bathroom semi-detached home on Viola Avenue is perfect for families or anyone looking for a spacious and practical property. On the ground floor, the living area leads into a bright and airy rear extension, ideal for relaxing or entertaining. The kitchen offers plenty of storage and looks out onto the large rear garden. The garage has been converted to a handy downstairs bathroom, making life that little bit easier. Upstairs, there are three good-sized bedrooms and a family bathroom, providing plenty of space for everyone. The front of the property has off-street parking with a dropped kerb for convenience. Finally the rear garden is large and perfect for the kids and family.

Viola Avenue is within walking distance to Ofsted outstanding Cardinal Road Infant and Nursery School, local bus links and most importantly Feltham over ground train station which can get you to London Waterloo in approx. 25mins with its fast train service. Furthermore the local bus links to Feltham, Hounslow, Kingston, Staines make it appealing to commuters and an added benefit is Heathrow Airport takes 20 minutes via the bus.

**welcome to**

## **Viola Avenue, Feltham**

- SEMI DETACHED PROPERTY
- THREE BEDROOM PROPERTY
- LARGE REAR GARDEN
- REAR KITCHEN EXTENTION
- OPEN PLAN
- TWO BATHROOMS
- SOUGHT AFTER LOCATION
- CLOSE TO FELTHAM TRAIN STATION

Tenure: Freehold EPC Rating: C

offers over

**£600,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL112435](https://barnardmarcus.co.uk/Property/FEL112435)



Property Ref:  
FEL112435 - 0005

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.



**barnard marcus**



**020 8890 4037**



[Feltham@barnardmarcus.co.uk](mailto:Feltham@barnardmarcus.co.uk)



4 Parkfield Parade, High Street, FELTHAM,  
Middlesex, TW13 4HJ



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**