



Butts House Butts Crescent, Hanworth Feltham TW13 6HT

welcome to

Butts House Butts Crescent, Hanworth FELTHAM

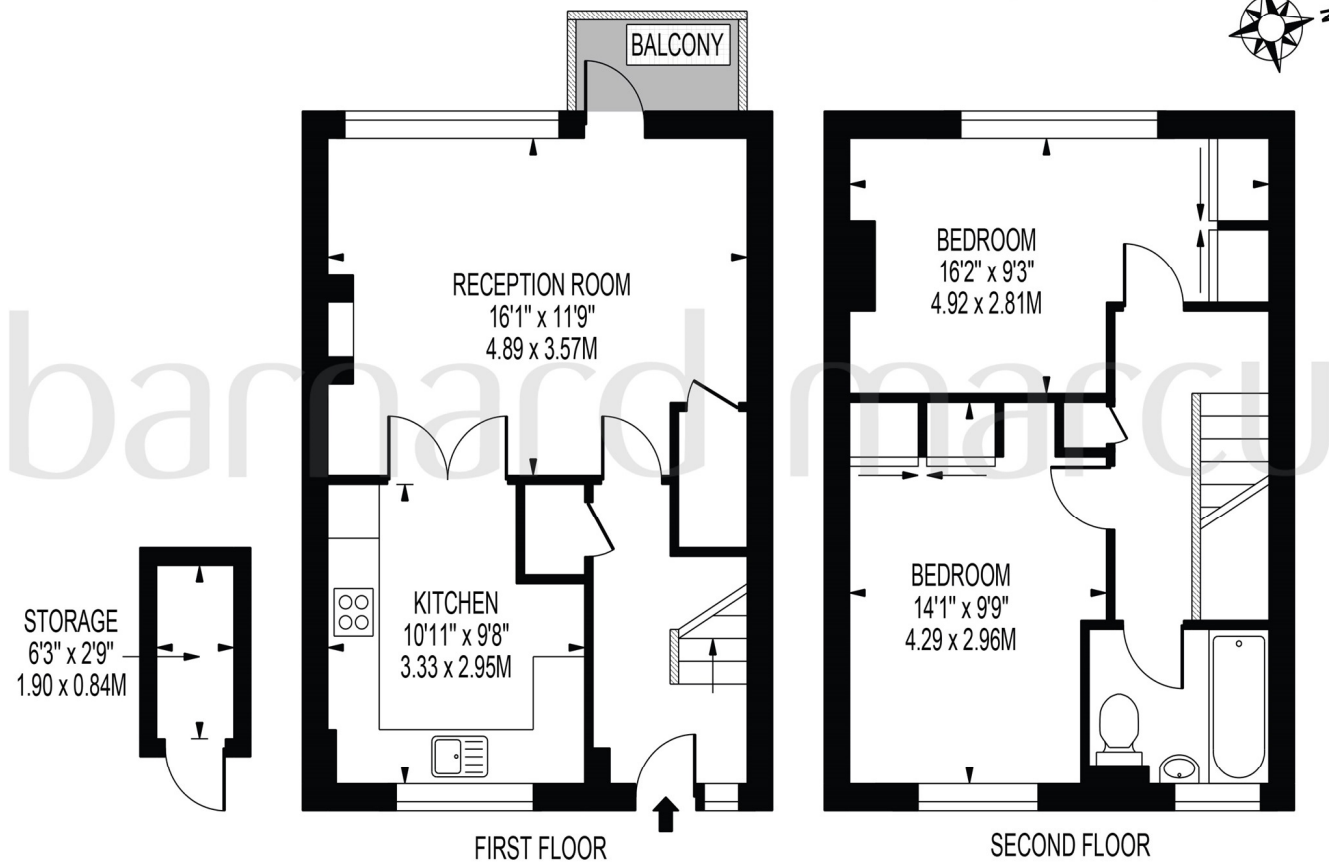
Welcoming to the market this beautifully presented split-level maisonette in a prime residential location. The property is to be sold with an EXTENDED LEASE ON COMPLETION and will appeal to both first time buyers as well as investors.



BUTTS HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 751 SQ FT - 69.79 SQ M
(EXCLUDING STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 17 SQ FT - 1.60 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 is a fantastic opportunity to acquire this wonderful family home which is conveniently situated within close proximity to Twickenham, Hampton, Whitton and Richmond and is easily commutable to the surrounding areas. You will find a multitude of shops, restaurants and various leisure facilities within the local area as well as convenient transport links.

The property itself is deceptively spacious and laid out over two floors, giving it a feel of a house as opposed to an apartment. Immaculately presented throughout this wonderful home briefly comprises to the ground floor; an entrance hallway, a well-proportioned living room featuring a large window allowing in lots of natural light. From here you have a wonderful view of the surrounding area and well-maintained communal grounds. It also has the added benefit of a private balcony. The reception room leads onto the modern kitchen which features all the essentials, ample storage space, worktops, appliances and modern boiler system.

welcome to

Butts House Butts Crescent, Hanworth Feltham

- SPLIT-LEVEL MAISONETTE
- EXTENDED LEASE ON COMPLETION
- RECENTLY RENOVATED THROUGHOUT
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN WITH NEW BOILER
- BALCONY
- SPACIOUS RECEPTION ROOM
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jan 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over
£325,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL112708



Property Ref:
FEL112708 - 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



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



barnardmarcus.co.uk