



Park Way, Feltham TW14 9DH

welcome to

Park Way, Feltham

**** UNIQUE LARGE GARDEN **** Sold with NO ONWARD CHAIN is this three-bedroom semi-detached property in need of modernising throughout. Within walking distance to Feltham Mainline Station serving London Waterloo in approx. 30 minutes. This property would suit a FTB or home mover looking for a project.

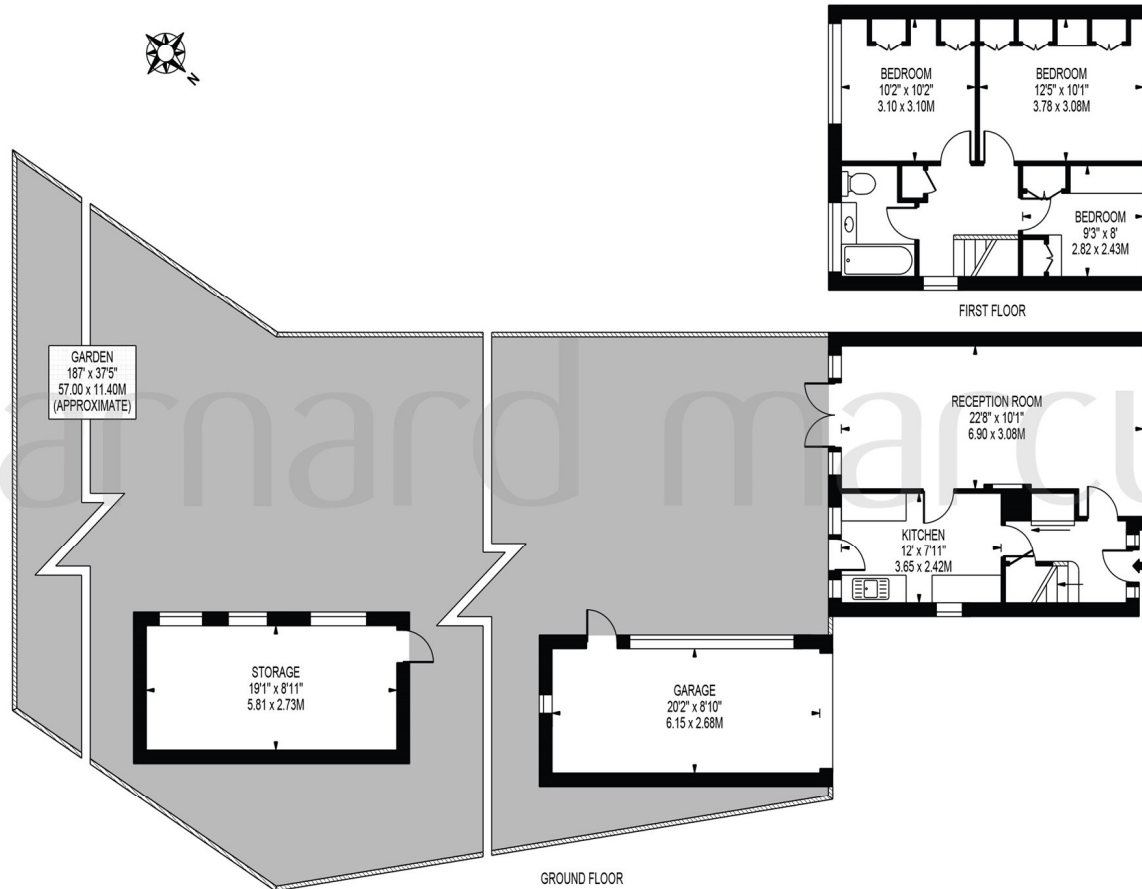


PARK WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 836 SQ FT - 77.64 SQ M
(EXCLUDING GARAGE & STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 177 SQ FT - 16.48 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 171 SQ FT - 15.86 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 property has a unique garden being the largest in the street and quite possibly Feltham! In need of modernising however, is presented in good condition throughout.

Downstairs consists of a welcoming entrance hall with storage cupboard, a large reception room, separate kitchen with direct access to rear garden.

Upstairs you have a large landing with all three well-proportioned bedrooms with built in storage cupboards spanning from it and the main family bathroom. The loft is spacious and can be accessed via a drop-down ladder mainly for storage. This property will suit many types of buyers looking for a long term move and looking for a project.

Park Way is superbly located on the high street & Feltham's centre retail park. You also benefit from Feltham mainline train station (zone 6, frequent trains to Waterloo - 30 mins), Feltham Centre shops including supermarkets (Asda, Tesco, Aldi and Lidl), GP surgery, Library, Reach Academy rated 'outstanding' by Ofsted, Bus station, buses to Heathrow and Kingston. It is also within close proximity is Hatton Cross underground (Piccadilly Line, zone 6) and the A316 leading to the M3 with access to the M25 and Heathrow Airport.

welcome to

Park Way, Feltham

- THREE BEDROOM SEMI-DETACHED PROPERTY
- NO CHAIN
- RARELY FOUND LARGE GARDEN
- WALKING DISTANCE TO FELTHAM MAINLINE STATION
- DRIVEWAY
- IN NEED OF MODERNISING
- TWO GARAGES
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: Awaited

£485,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL112651



Property Ref:
FEL112651 - 0002

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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