



Granville Avenue, Feltham TW13 4JJ

welcome to

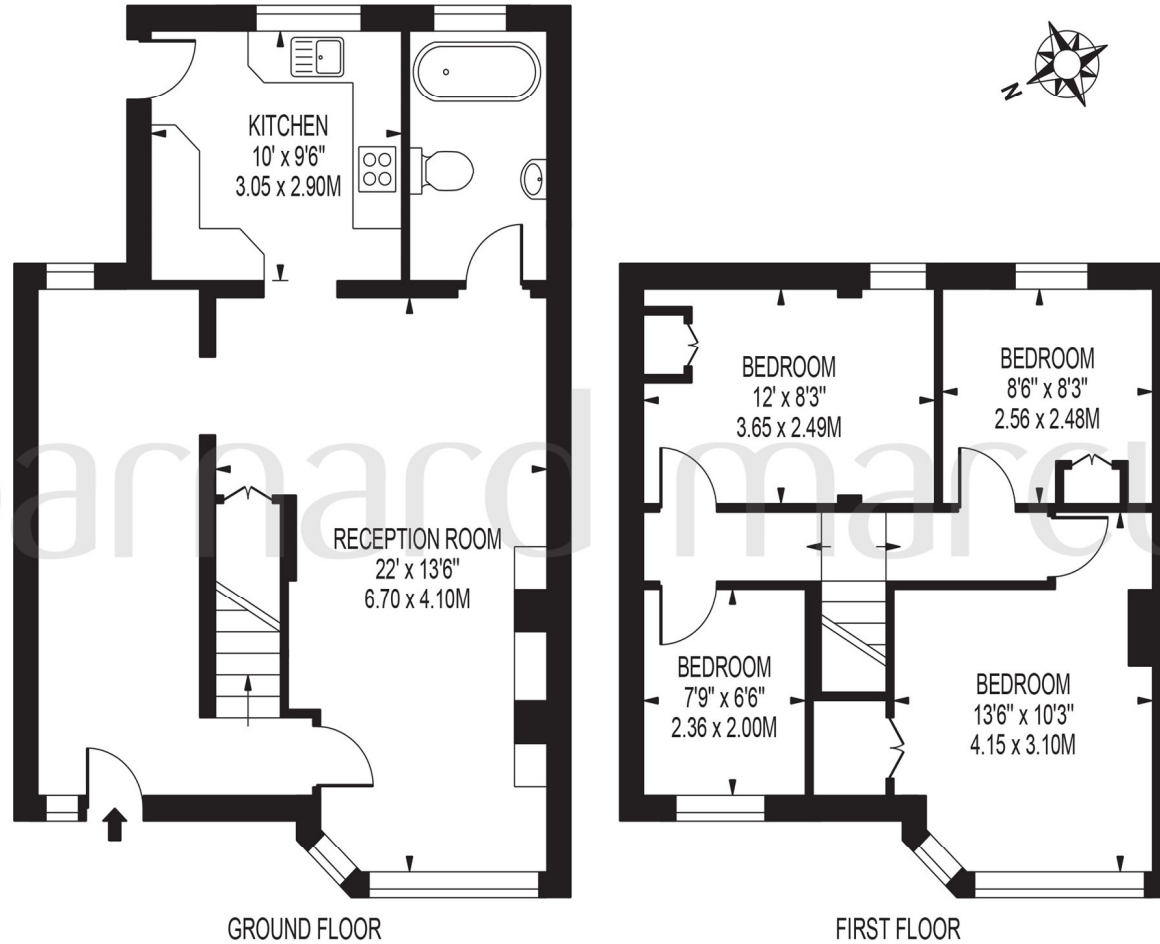
Granville Avenue, Feltham

This spacious four-bedroom end-of-terrace home on Granville Avenue has been extended to the side and rear, creating a larger entrance hall, extra living space, and a kitchen extension. The garden features a garage and summerhouse. furthermore solar panels with a battery unit help power the home.



GRANVILLE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1010 SQ FT - 93.84 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 spacious four-bedroom end-of-terrace home on Granville Avenue in Feltham has been extended to the side and rear, creating a larger entrance hall, an additional living area, and a kitchen extension. The ground floor includes a newly renovated bathroom, finished to a high standard. The generous garden features a garage at the rear and a summerhouse to the left, providing plenty of outdoor space. Upstairs, there are four well-sized bedrooms and a loft space, offering plenty of flexibility for a growing family. Multiple solar panels on the front and back of the property are connected to a battery unit under the stairs, allowing stored energy to power the home efficiently. Both the panels and battery unit come with warranties for peace of mind.

Granville avenue is superbly located just off Feltham High Street where you will find local shops and bus links such as the H25, Feltham town centre is just a short walk away giving you access to supermarkets, restaurants and local produce. Feltham Mainline Train Station that serves London Waterloo in under 30 minutes plus good links to the A316/M3/M25 are well within reach.

welcome to

Granville Avenue, Feltham

- FOUR BEDROOM PROPERTY
- SIDE AND REAR EXTENDED
- END OF TERRACED HOUSE
- GARAGE TO REAR
- OFF STREET PARKING WITH DROPPED KERB
- MODERN FAMILY BATHROOM
- GOOD SIZED REAR GARDEN
- CLOSE TO FELTHAM HIGH STREET

Tenure: Freehold EPC Rating: B

£525,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL112755



Property Ref:
FEL112755 - 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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