



Cygnet Avenue, Feltham, TW14 0DZ

Welcome to Cygnet Avenue, Feltham

The property would suit any growing family or first time buyer looking to put their own mark on this great property. Downstairs comprises of two reception rooms, both similar sizes, separate kitchen with ample storage space that has direct access to the private rear garden. The garden is of a good size, has mature borders and has the added benefit of secure storage out building. Upstairs you have two large double bedrooms and a further single bedroom and newly improved family bathroom that has been made into a wet room.

Cygnet Avenue is in a very popular location in Feltham that 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. Viewings of this property are highly advised.

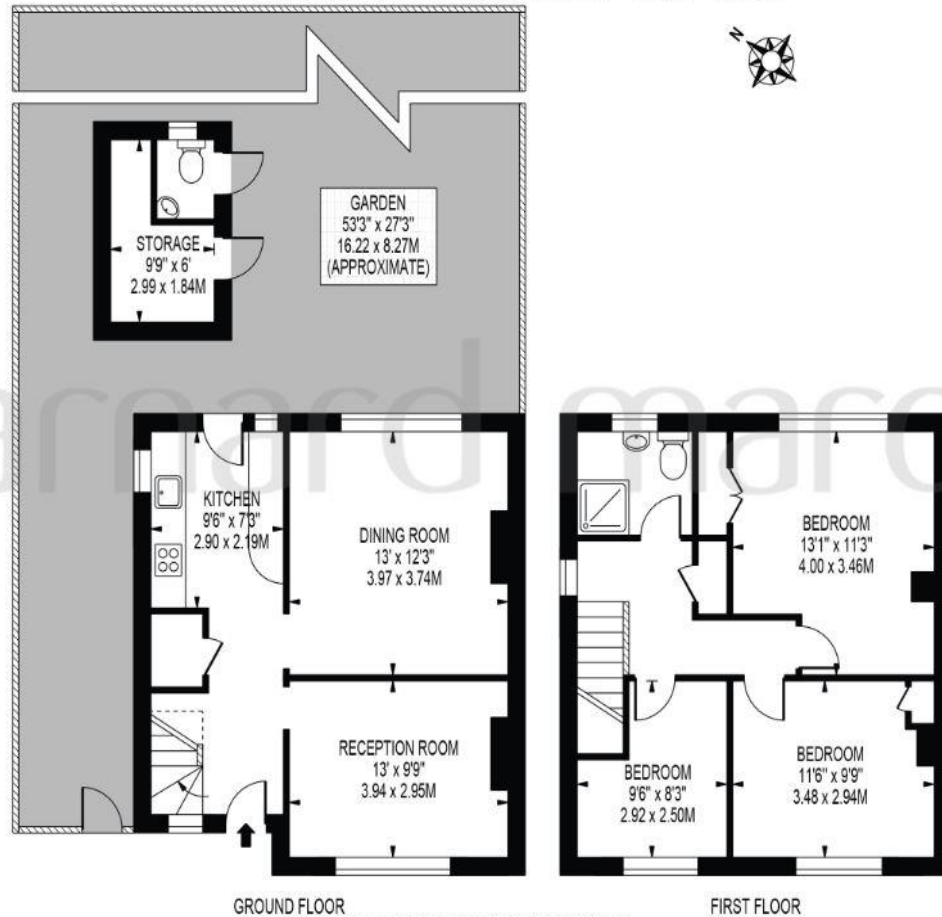


CYGNET AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 916 SQ FT - 85.12 SQ M
(EXCLUDING STORAGE & W/C)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 42 SQ FT - 3.86 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF W/C: 14 SQ FT - 1.30 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

Cygnets Avenue, Feltham

- THREE BEDROOM END TERRACE PROPERTY
- NO CHAIN
- TWO RECEPTION ROOMS
- SIDE ACCESS
- NEW BATHROOM
- CLOSE TO LOCAL SCHOOLS AND SHOPS
- ON STREET PARKING
- POTENTIAL TO EXTEND (STPP)

Tenure: Freehold EPC Rating: C

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL112105



Property Ref:
FEL112105 - 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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