



Barnlea Close, Feltham, TW13 5LQ

Welcome to Barnlea Close, Feltham

Welcome to this beautifully refurbished three-bedroom semi-attached property, ideally situated in close proximity to the A316 that take you into London and M3/M25. Having undergone a full renovation from top to bottom, this home offers modern, stylish living with no detail overlooked. Featuring a spacious lounge, a sleek, newly fitted kitchen, and high-quality finishes throughout. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom, all completed to an exceptional standard.

Externally, the property benefits from a private driveway providing off-street parking, along with a landscaped garden-perfect for outdoor entertaining or relaxing with the family.

This property is constructed with a British Steel Frame, and we are pleased to confirm that we have lenders who are happy to lend on this type of construction, offering peace of mind for buyers, (subject to lender requirements).

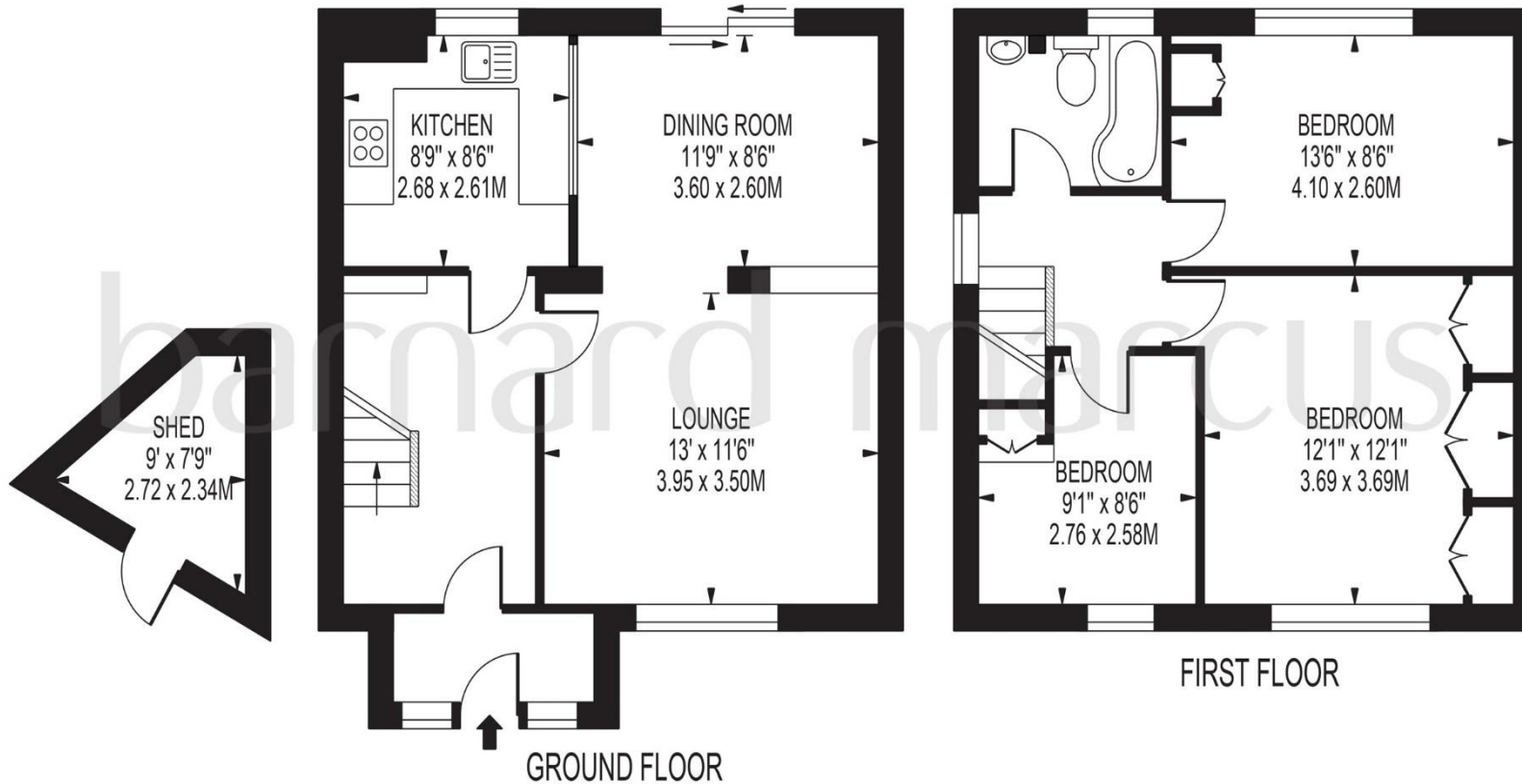
Located close to excellent public transport links, schools, and local amenities, this home is ideal for families, first-time buyers, or investors looking for a turnkey opportunity. Minutes away from local shops and buses including 24 Hour services, as well as Feltham Town centre and Train Station just a short commute away which connects to London Waterloo in around 25 minutes. The H25 bus service stops at the top of the road and is a direct service to Hatton Cross Tube Station, for Heathrow Airport.



BARNLEA CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 907 SQ FT - 84.26 SQ M
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 38 SQ FT - 3.52 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

Barnlea Close, Feltham

- THREE BEDROOM SEMI-DETACHED PROPERTY
- NO CHAIN
- BRITISH STEEL FRAMED PROPERTY
- NEWLY REFURBISHED THROUGHOUT
- DRIVEWAY
- CLOSE TO PUBLIC TRANSPORT
- MOVE IN/INVESTMENT READY
- CLOSE TO LOCAL SCHOOLS

Tenure: Freehold EPC Rating: D

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL112886



Property Ref:
FEL112886 - 0003

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.



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