



**Church Road, Hanworth TW13 6SP**



**welcome to**

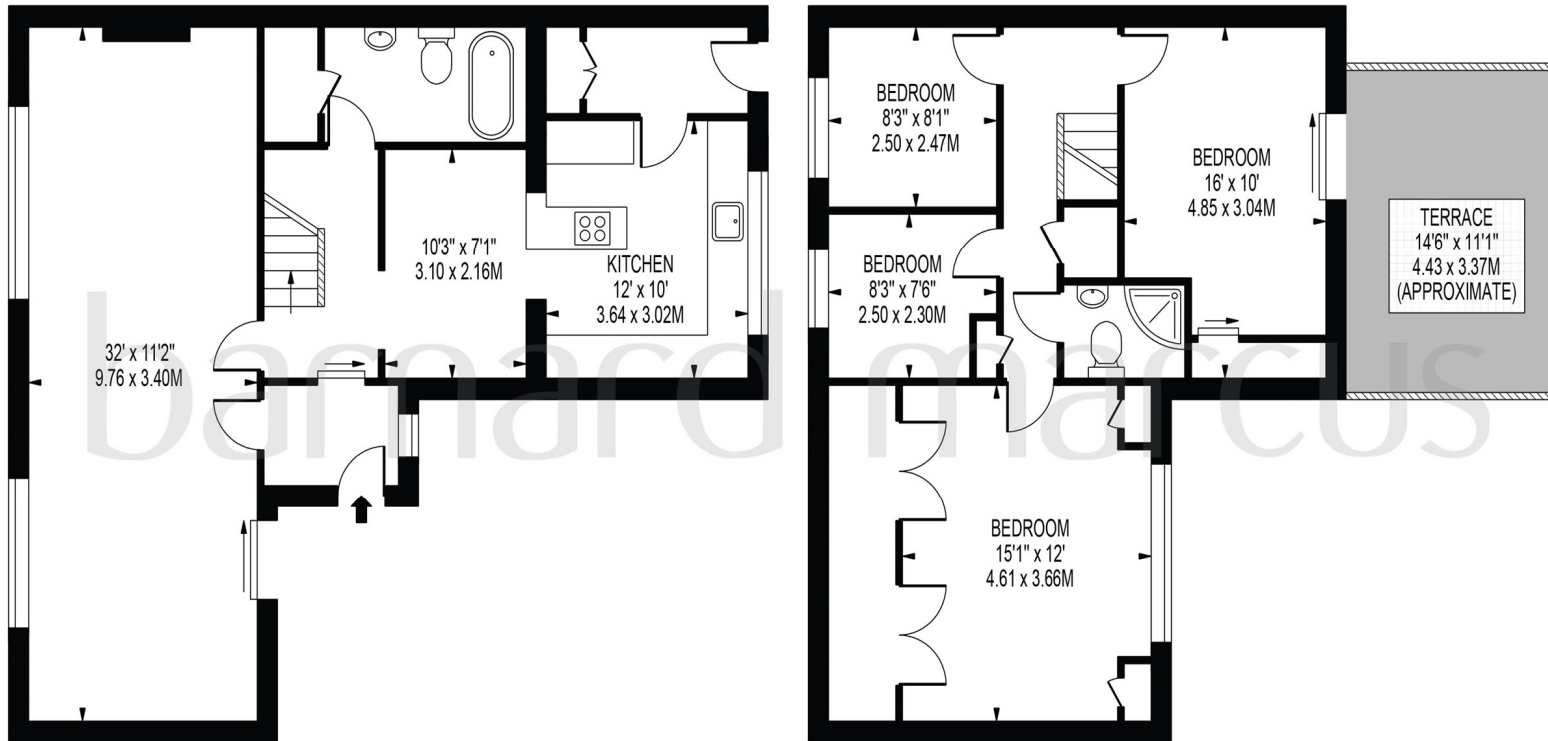
**Church Road, Hanworth**

**\*\* NO CHAIN \*\*** This large 1412 sqft four bedroom/two bathroom semi-detached property has huge potential to either be a lovely family home or offers a great income generator as was previously an HMO turning over £4000 pcm.



# CHURCH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1412 SQ FT - 131.20 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.

The property has been extended downstairs which comprises of a large modern kitchen with utility room off it. With a huge 32ft reception room and dining room, this would be suit any larger families that enjoy hosting and entertaining. Along with a downstairs bathroom and study area.

Upstairs you have two larger double beds, one of which benefits from a terrace with railings supporting, two further single bedrooms and bathroom with shower.

This property is rarity in the area and I am sure will make a lovely home/investment for any prospective buyer.

Church Road is situated in Hanworth, which borders Hampton, is well placed for local bus routes such as 111 to Heathrow Airport and H25 Hatton Cross Tube Station. Located ideally for access to A316, M3 and M25 and beyond. Within walking distance to Lindon Bennett School and St Richard's Primary School. You are also surrounded by Kempton Nature Reserve where you can unwind away from the crowds. This 50-acre wetland and wildlife oasis, just a stone's throw from this property, is the perfect place to spend your weekends.

welcome to

## Church Road, Hanworth

- FOUR BEDROOM SEMI-DETACHED PROPERTY
- NO CHAIN
- PREVIOUS HMO LICENCE HAS BEEN GRANTED - EXPIRED NOVEMBER 2024 - 6 PEOPLE, 6 ROOMS
- TWO BATHROOMS
- LARGE PLOT WITH FURTHER POTENTIAL (STPP)
- PRIVATE TERRACE ON FIRST FLOOR
- DRIVEWAY
- CLOSE TO LOCAL AMENITIES AND SCHOOLS

Tenure: Freehold EPC Rating: D

offers over

**£550,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL111730](https://barnardmarcus.co.uk/Property/FEL111730)



Property Ref:  
FEL111730 - 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.

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barnard marcus



**020 8890 4037**



[Feltham@barnardmarcus.co.uk](mailto:Feltham@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**