



Cassiobury Avenue, Feltham TW14 9JE

welcome to

Cassiobury Avenue, Feltham

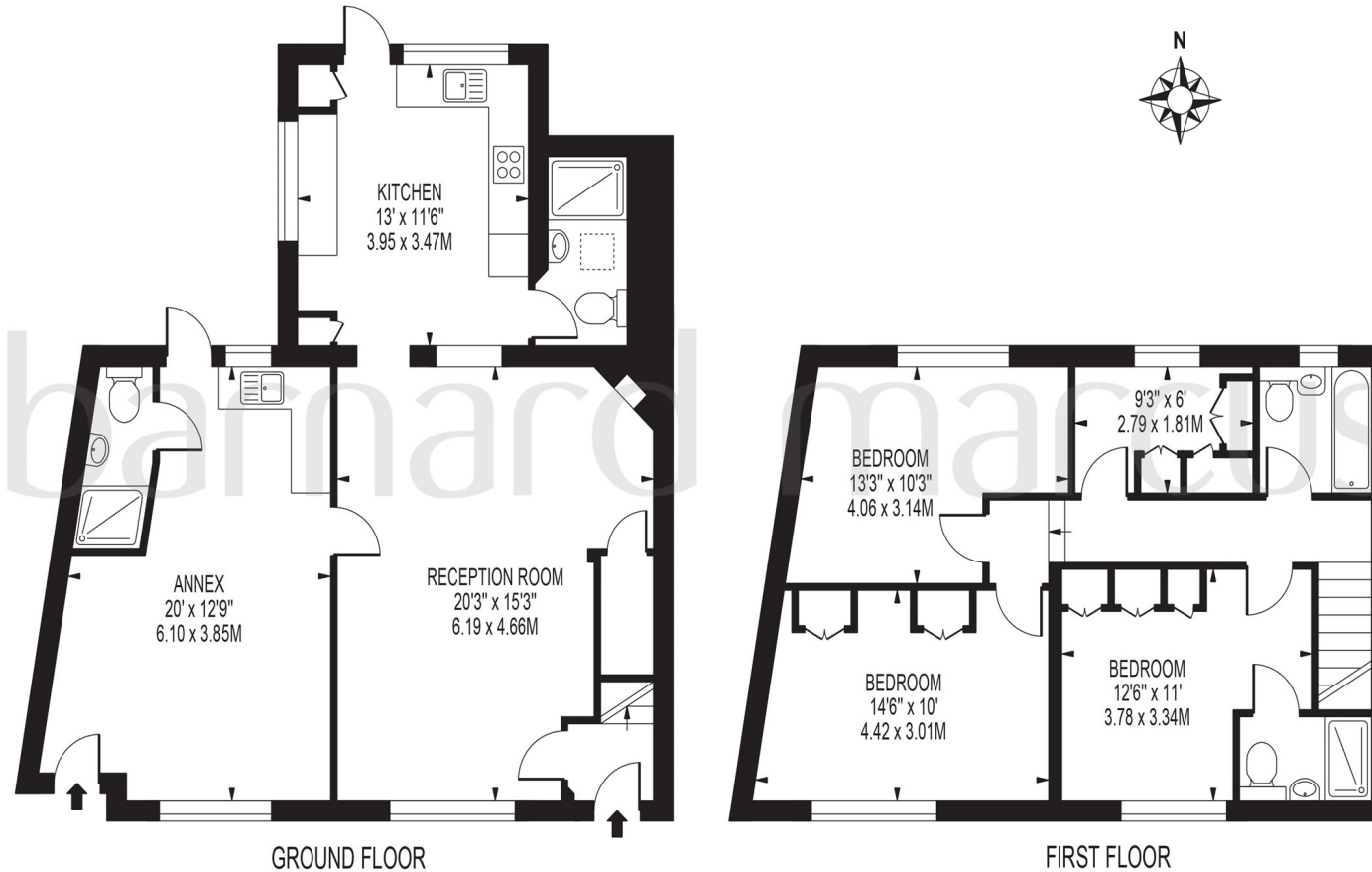
**** INTEGRAL ANNEX **** This unique property has so much to offer, whether it's a larger than average home for a growing family or whether you're looking for investment, this property has it all. With four bedrooms, four bathrooms and large living space. Close to schools and public transport.



CASSIOBURY AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1388 SQ FT - 128.93 SQ M
(INCLUDING ANNEX)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF ANNEX: 261 SQ FT - 24.25 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 is a well-kept and extended four-bedroom end-of-terrace home on, ideal for a family looking for extra space and flexibility. One of the standout features is the self-contained annex to the side, which includes its own - perfect for guests, older family members, or even rental potential.

Inside the main house, there are four bedrooms, one of which comes with its own en-suite. The extended kitchen is modern and spacious, ideal for anyone who enjoys cooking or entertaining, and there's both a downstairs bathroom and a main family bathroom upstairs. Everything throughout is in really good condition - clean, modern, and ready to move into.

Outside, there's a rear garden mostly laid to lawn to enjoy, driveway that fits at least two cars, which is always a bonus. Altogether, it's a solid, versatile home with a lot to offer.

Cassiobury Road is conveniently located near to various local amenities, such as shops and supermarkets. It has good bus links and is walking distance to Feltham Railway Station with direct trains to Waterloo in under 30 minutes. Local schools are also within walking distance such as Southville Primary School.

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Cassiobury Avenue, Feltham

- FOUR BEDROOM END OF TERRACE PROPERTY
- INTEGRAL ANNEX
- FOUR BATHROOMS
- MODERN THROUGHOUT
- CLOSE TO PUBLIC TRANSPORT
- EXTENDED KITCHEN
- DRIVEWAY
- UNIQUE PROPERTY

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL110794



Property Ref:
FEL110794 - 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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