



Southville Road, Feltham TW14 8AP

welcome to

Southville Road, Feltham

**** NO CHAIN **** A great opportunity to purchase this four bedroom, three bathroom semi-detached property. with a bathroom on each floor this home would suit any growing family or investors alike. Within walking distance to Feltham Mainline Station that serves London Waterloo in under 30 minutes.



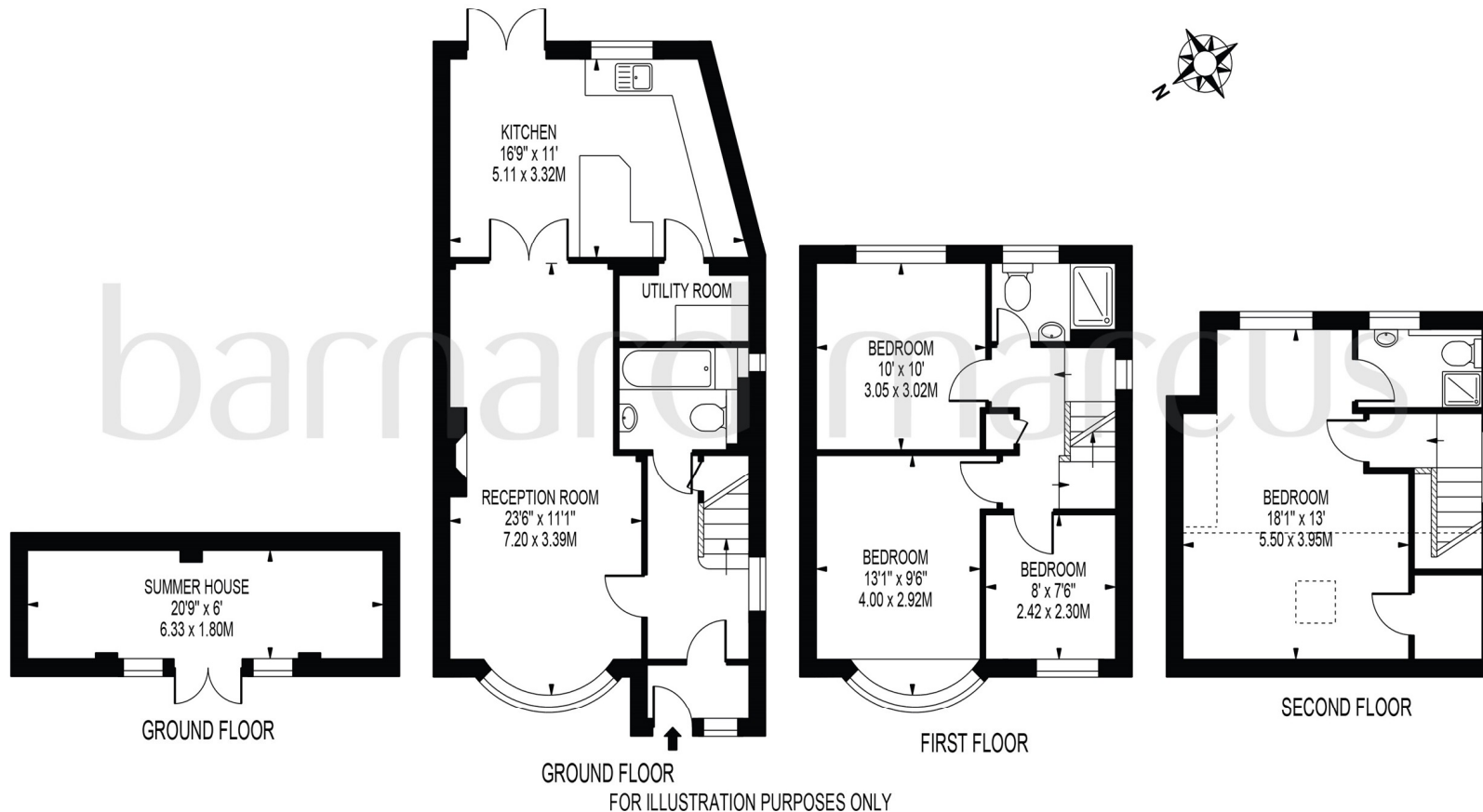
SOUTHVILLE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1272 SQ FT - 118.13 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 123 SQ FT - 11.39 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 132 SQ FT - 12.27 SQ M



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, three-bathroom semi-detached home on Southville Road has been extended at the rear and into the loft, offering plenty of room for a growing family. It's set in a family-friendly area and within easy reach of the train station, making it ideal for commuters.

The top floor is a well-designed loft conversion with a double bedroom and its own en-suite. On the first floor, you've got three more bedrooms and a modern family bathroom. Downstairs, there's a through lounge, a large extended kitchen with plenty of room to dine, and a separate utility area. There's also a handy downstairs bathroom.

The rear garden is a good size, and at the back you'll find an outbuilding currently used for storage - but with potential for other uses depending on your needs. Altogether, it's a well-laid-out home with space, functionality, and location all working in its favour.

Southville 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.

welcome to

Southville Road, Feltham

- FOUR BEDROOM SEMI-DETACHED PROPERTY
- NO CHAIN
- THREE BATHROOMS
- EXTENDED TO REAR AND LOFT CONVERSION
- DRIVEWAY
- UTILITY CUPBOARD
- CLOSE TO FELTHAM MAINLINE STATION
- CLOSE TO LOCAL SCHOOLS AND AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£550,000



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Property Ref:
FEL112786 - 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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Awaiting Photograph



Please note the marker reflects the
postcode not the actual property



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