



**Hereford Road, Feltham TW13 5BS**

**welcome to**

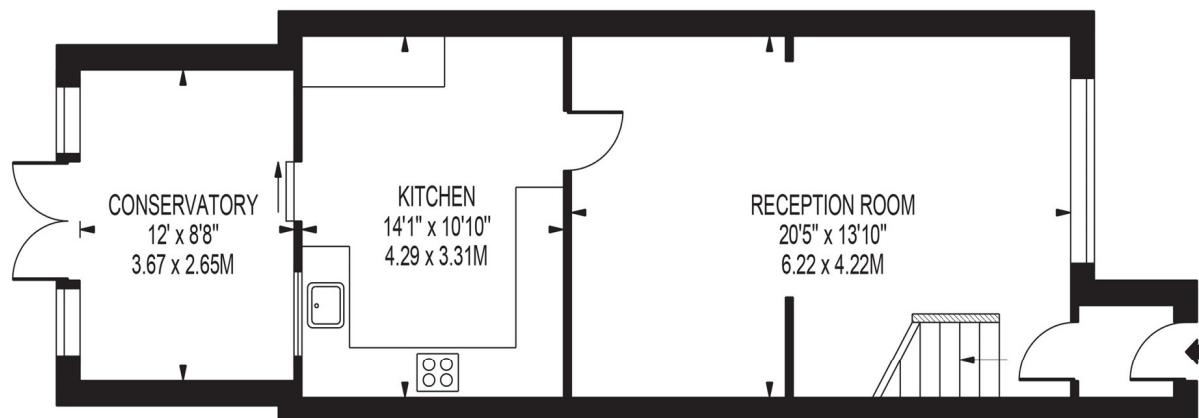
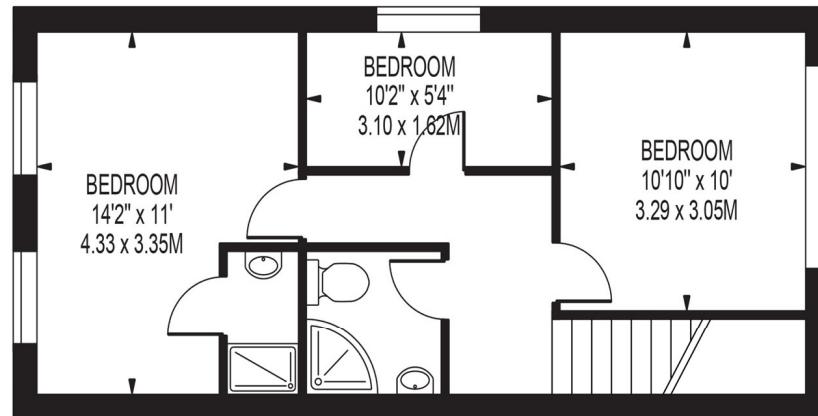
## **Hereford Road, Feltham**

A charming three-bedroom mid-terraced house on Hereford Road, Feltham. This is an ideal opportunity to acquire this property on a much-desired residential road in a prime location close to Feltham town Centre.



# HEREFORD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1025 SQ FT - 95.21 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.

A charming three-bedroom mid-terraced house located on the desirable Hereford Road in Feltham. This property offers a fantastic opportunity to create your dream home, featuring a spacious living room filled with natural light, a functional kitchen, and three well-sized bedrooms. The master bedroom benefits from its own en-suite shower room. The house retains much of its original character, providing a solid foundation for those looking to add their personal touch. The property benefits from a front driveway, offering convenient off-street parking. The large rear garden is a standout feature, providing an excellent outdoor space perfect for family activities and entertaining. The property further benefits from a rear conservatory for additional living space.

Located on the popular cul-de-sac Hereford Road, off Harlington Road East which is walking distance to Feltham Mainline Station (Zone 6) which serves London Waterloo in 29 minutes. Such bus routes available within walking distance are 285, 490, 235, 285, 490, 90. The property has several well-regarded schools nearby as well as the added convenience of being a short distance to Feltham High Street. Here you will find a multitude of high street shops and restaurants as well as numerous leisure facilities.

welcome to

Awaiting Photograph

## Hereford Road, Feltham

- MID TERRACED
- THREE BEDROOMS
- CONSERVATORY
- DRIVEWAY
- EN-SUITE SHOWER
- CLOSE TO LOCAL AMENITIES
- CLOSE TO FELTHAM MAINLINE STATION
- POTENTIAL TO EXTEND (STPP)

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£450,000**



view this property online [barnardmarcus.co.uk/Property/FEL112757](http://barnardmarcus.co.uk/Property/FEL112757)

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.



Property Ref:  
FEL112757 - 0015



Please note the marker reflects the postcode not the actual property



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