



Sparrow Farm Drive, Feltham, TW14 0DN

Welcome to

Sparrow Farm Drive, Feltham

This beautifully extended 3/4 bedroom end-of-terrace property offers an exceptional blend of space, versatility and modern living. Thoughtfully expanded to the rear and side, the home now features a self-contained annex and garage, ideal for multi-generational living, guests, or potential rental income.

The ground floor boasts a stunning open-plan kitchen and dining area with log burner to keep you warm in the winter, perfect for entertaining. With sleek modern fittings and plenty of natural light, this inviting space flows through bi-fold doors onto a beautifully landscaped rear garden. Complete with a built-in pizza oven and open fire, the garden is designed for year-round enjoyment and al fresco living.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. An added benefit of a loft room offers valuable extra space.

Sparrow Farm Drive is in a very popular location in Feltham that is within walking distance to Ofsted outstanding Cardinal Road Infant and Nursery School, local bus links and most importantly Feltham over ground train station which can get you to London Waterloo in approx. 25mins with its fast train service. Viewings of this property are highly advised.



SPARROW FARM DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1731 SQ FT - 160.79 SQ M

(INCLUDING RESTRICTED HEIGHT AREA, EXCLUDING GARAGE & STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 148 SQ FT - 13.72 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 137 SQ FT - 12.72 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 66 SQ FT - 6.13 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.

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- THREE/FOUR BEDROOM END OF TERRACE FAMILY HOME
- ANNEX TO SIDE
- GARAGE & DRIVEWAY
- LANDSCAPED REAR GARDEN WITH PIZZA OVEN
- LOFT ROOM
- EXTENDED TO REAR WITH OPEN PLAN KITCHEN
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- POPULAR LOCATION

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

offers over
£600,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL112893



Property Ref:
FEL112893 - 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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