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**Saxon Avenue, Feltham TW13 5JN**

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welcome to

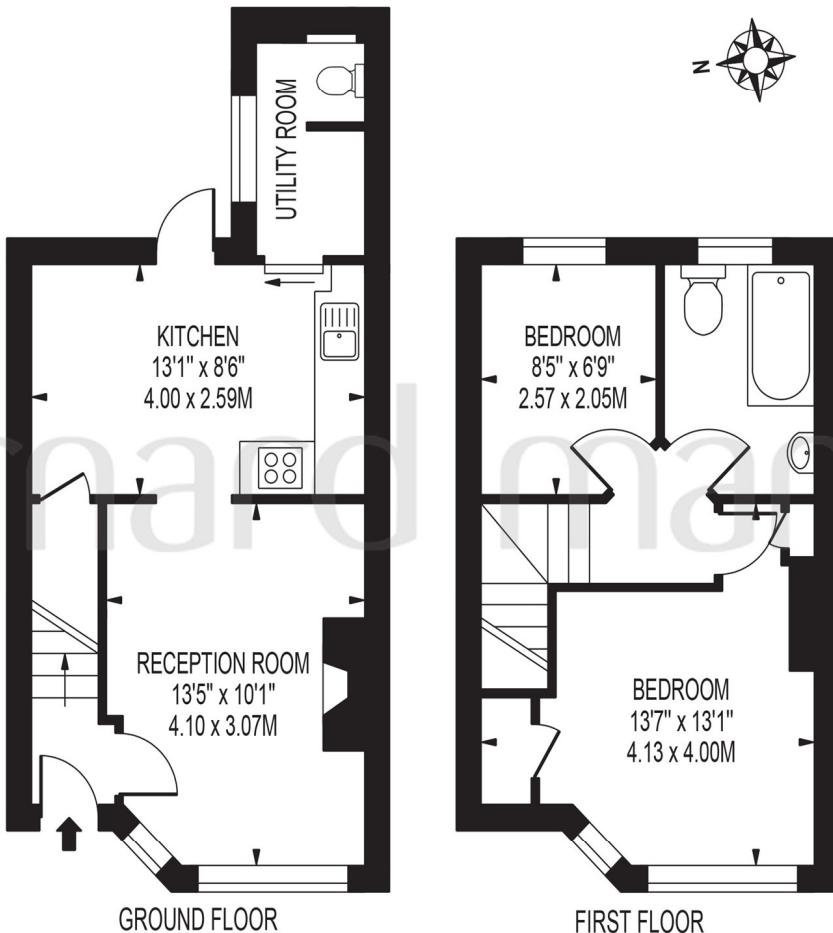
## Saxon Avenue, Feltham

This charming two-bedroom mid-terrace home on Saxon Avenue offers comfortable living with a spacious lounge, modern kitchen, and a handy downstairs WC. Upstairs, you'll find two bright bedrooms and a family bathroom. A private patio garden adds outdoor space, with easy on-street parking nearby.



# SAXON AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 599 SQ FT - 55.63 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.

Offered to the market is this well-presented two-bedroom mid-terrace house, ideally situated on the ever-popular Saxon Avenue in Feltham. Perfect for first-time buyers, downsizers, or investors, this home provides comfortable living in a sought-after residential location.

The property features two well-proportioned bedrooms, a spacious lounge and dining area, a modern fitted kitchen, a convenient downstairs WC, and a bright family bathroom upstairs. Outside, there is a low-maintenance patio garden, ideal for outdoor dining and entertaining. On-street parking is available.

This home is located in a quiet, family-friendly area with excellent local amenities, schools, and transport links, including Feltham train station and nearby bus routes.

welcome to

## Saxon Avenue, Feltham

- TWO BEDROOM
- MID-TERRACED
- DOWNSTAIRS W/C
- WELL-MAINTAINED
- ON STREET PARKING
- FAMILY BATHROOM
- CLOSE TO LOCAL TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

**£400,000**



**view this property online** [barnardmarcus.co.uk/Property/FEL112881](http://barnardmarcus.co.uk/Property/FEL112881)



Property Ref:  
FEL112881 - 0012

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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Please note the marker reflects the postcode not the actual property



**020 8890 4037**



Feltham@barnardmarcus.co.uk



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



**barnardmarcus.co.uk**