



Cranleigh Road, Feltham TW13 4PZ

welcome to

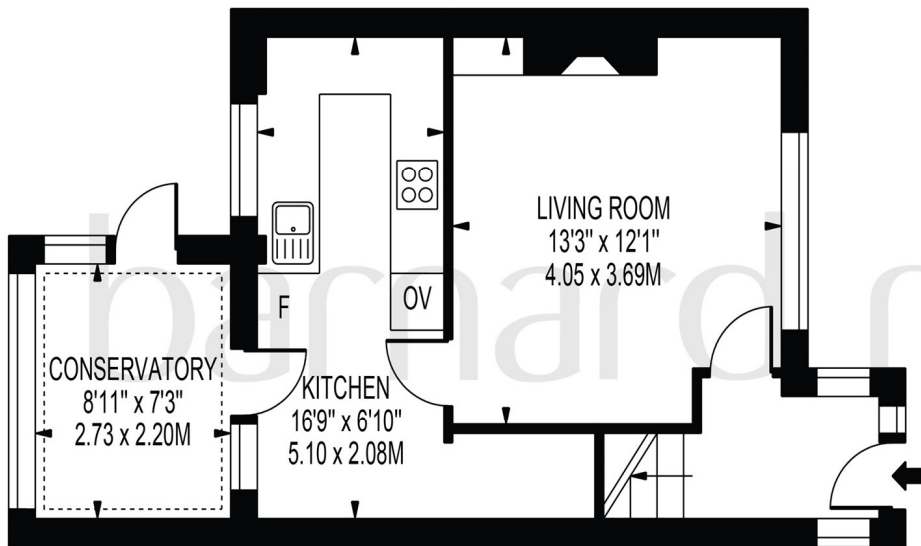
Cranleigh Road, Feltham

This charming two double bedroom home on Cranleigh Road has been beautifully maintained, offering a welcoming living space that flows into a bright conservatory and out onto a stunning 140ft garden. With off-street parking for two cars, it's perfect for families or first-time buyers.

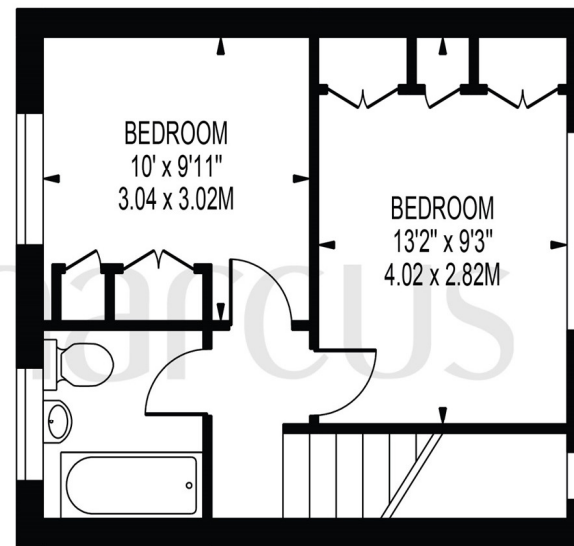


CRANLEIGH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 736 SQ FT - 68.38 SQ M



GROUND FLOOR



FIRST FLOOR

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 well-presented two double bedroom terraced property is ideally situated on the popular Cranleigh Road in Feltham. The home has been lovingly maintained throughout and offers excellent living space both inside and out. The ground floor features a bright and welcoming reception room, a fitted kitchen, and a conservatory extension which creates the perfect dining or family area. From here, doors open out to a truly impressive rear garden extending to approximately 140 feet, ideal for outdoor entertaining, gardening, or simply relaxing.

Upstairs, there are two generously sized double bedrooms along with a modern family bathroom. Externally, the property benefits from a dropped kerb driveway providing off-street parking for two vehicles. Further highlights include gas central heating, double glazing, and scope to extend (STPP), making this an excellent opportunity for first-time buyers, families, or investors alike.

Cranleigh Road is a short distance from Chertsey Road and provides easy access to Sunbury, Ashford & Staines, various motorway links, Heathrow Airport, and the amenities of Feltham Town Centre. Feltham Mainline Station is also a short distance away connecting you into London Waterloo in approximately 30mins which adds to the overall convenience of this well-situated property.

welcome to

Cranleigh Road, Feltham

- TWO DOUBLE BEDROOMS
- MID-TERRACED FAMILY HOME
- DRIVEWAY FOR TWO CARS
- CONSERVATORY
- 140 FOOT REAR GARDEN
- WELL MAINTAINED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- CLOSE TO FELTHAM HIGH STREET

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL113027



Property Ref:

FEL113027 - 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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barnard marcus



020 8890 4037



Feltham@barnardmarcus.co.uk



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



barnardmarcus.co.uk