



Viola Avenue, Feltham TW14 0EW

welcome to

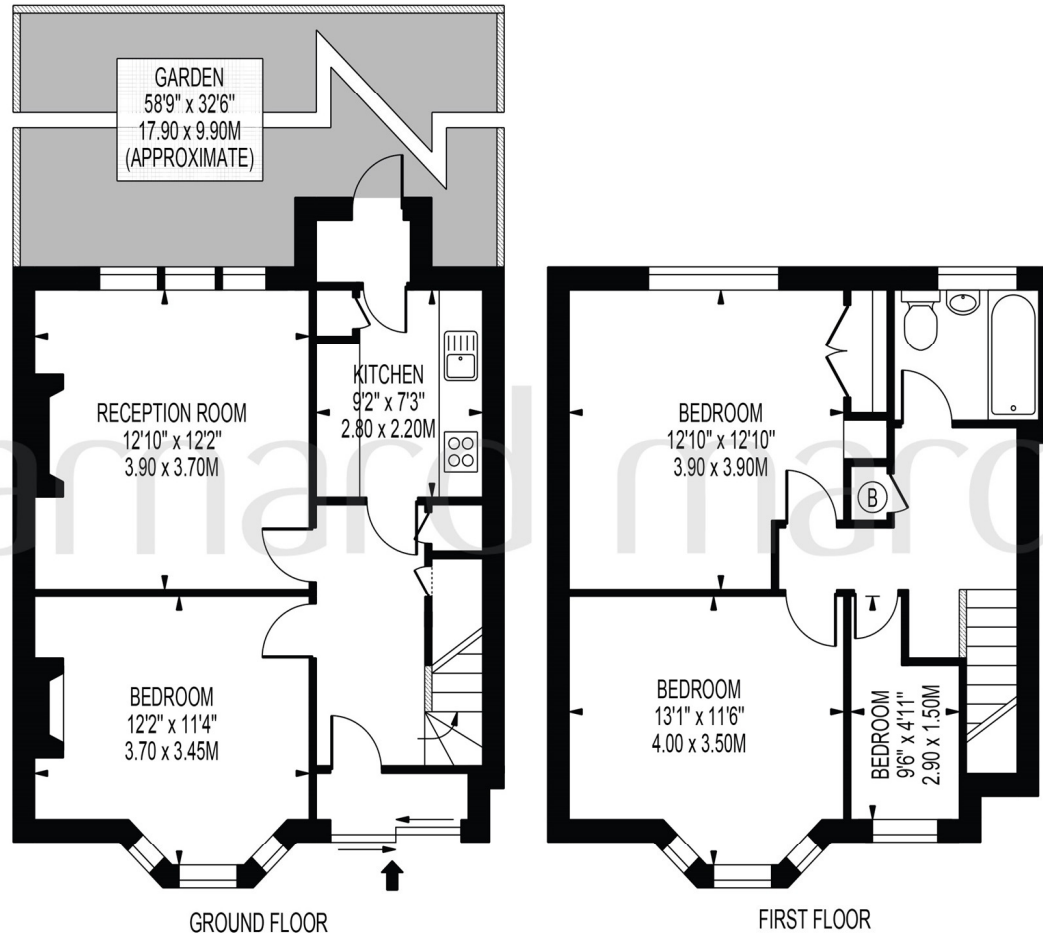
Viola Avenue, Feltham

This three-bedroom end terrace on Viola Avenue offers fantastic potential. Though in need of modernisation, it features two reception rooms, a kitchen, and a modern upstairs bathroom. The large garden includes a brick built shed & external WC, with scope to extend at the rear or into the loft (STPP)



VIOLA AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 953 SQ FT - 88.54 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.

Situated on the popular Viola Avenue, this three-bedroom end of terrace house offers fantastic potential for those looking to create their ideal family home. Although the property is dated and requires modernisation, it provides a solid foundation with scope to extend and add value, subject to planning permission. The ground floor features two well-proportioned reception rooms providing flexible living space and a separate kitchen with access to the rear garden. Upstairs, there are two spacious bedrooms and a smaller third bedroom, along with a modern family bathroom. Outside, the property benefits from a good-sized rear garden with a useful storage outbuilding and an external WC located next to the shed. There is excellent potential for a rear extension and loft conversion, subject to the usual planning consents.

Viola Avenue 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. Furthermore the local bus links to Feltham, Hounslow, Kingston, Staines make it appealing to commuters and an added benefit is Heathrow Airport takes 20 minutes via the bus.

welcome to

Viola Avenue, Feltham

- THREE BEDROOM PROPERTY
- END-TERRACED PROPERTY
- IN NEED OF MODERNISATION
- POPULAR LOCATION
- FRONT AND REAR GARDEN
- BRICK BUILT SHED AND OUTSIDE W/C
- EXTENSION POTENTIAL TO BOTH THE LOFT AND REAR (STPP)
- SHORT WALK TO FELTHAM HUGH STREET

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL113355



Property Ref:

FEL113355 - 0003

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