



**Harlington Road East, Feltham TW13 5BW**



**welcome to**

## **Harlington Road East, Feltham**

**\*\* NO CHAIN \*\*** A three bedroom, two bathroom semidetached property set within walking distance to Feltham Mainline Train Station and High Street. The property is in superb decorative order throughout and offers two additional outbuilding to the rear. A "ready to move in property" that suits all.



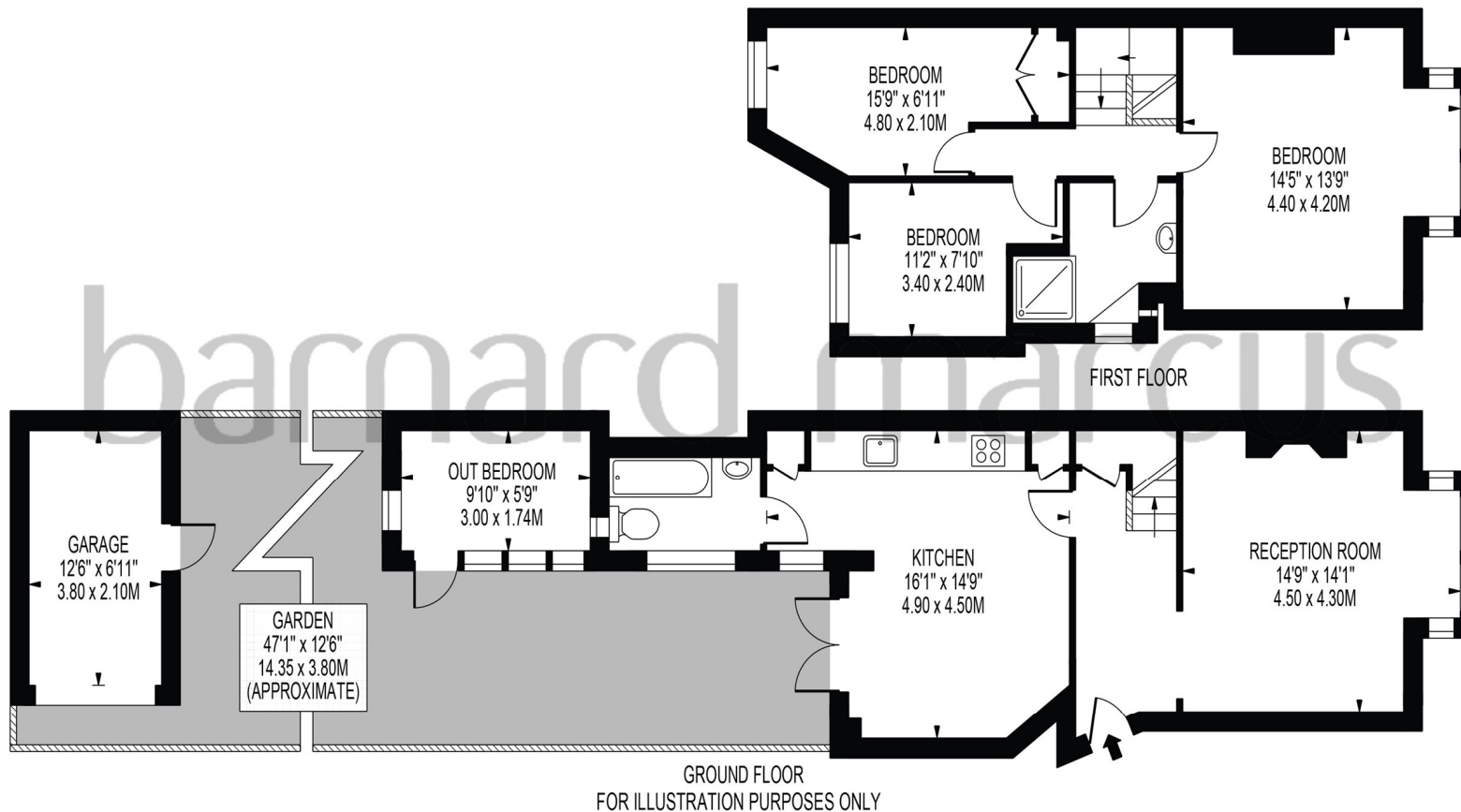
## HARLINGTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 945 SQ FT - 87.83 SQ M

(EXCLUDING GARAGE & OUT BEDROOM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 86 SQ FT - 7.98 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUT BEDROOM: 56 SQ FT - 5.22 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.

This attractive and well-maintained property offers three spacious double bedrooms, two bathrooms and a balance of character and modern living. Ideally located on the popular Harlington Road East, the home enjoys excellent transport connections, including a short walk to Feltham Train Station and multiple bus routes, providing convenient access to surrounding areas and central London.

The property features elegant bay windows to the front, while the secluded rear garden provides a peaceful outdoor space perfect for relaxing or entertaining. Two outbuildings to the rear offers flexible additional space ideal as a home office, gym, or storage area.

Well-presented throughout, this charming home is ready to move straight into and is perfectly suited to families, professionals, or anyone seeking a comfortable and stylish property in a well-connected location.

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

## Harlington Road East, Feltham

- THREE BEDROOM
- NO CHAIN
- TWO BATHROOMS
- TWO OUTBUILDINGS
- CLOSE TO STATION
- CLOSE TO LOCAL AMENITIES
- THREE DOUBLE BEDROOMS
- FREE PARKING OPPOSITE PROPERTY

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£510,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL113360](https://barnardmarcus.co.uk/Property/FEL113360)



Property Ref:  
FEL113360 - 0006

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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