



barnard marcus

Queens Way, Hanworth Park TW13 7NP

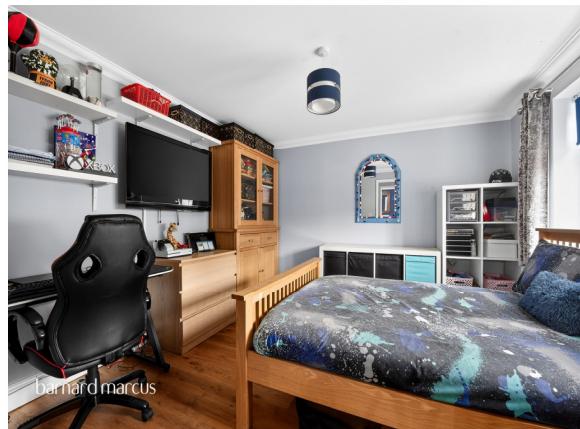


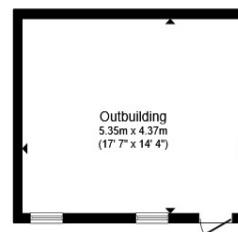
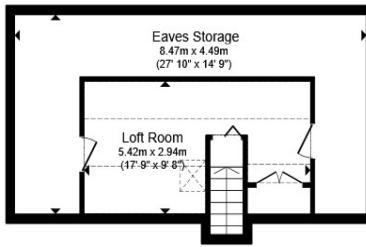
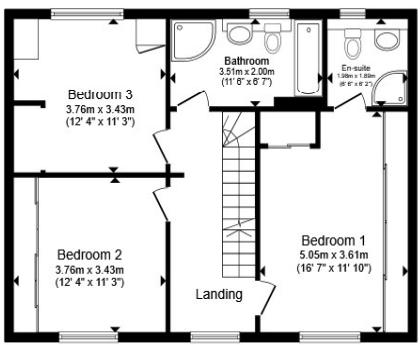
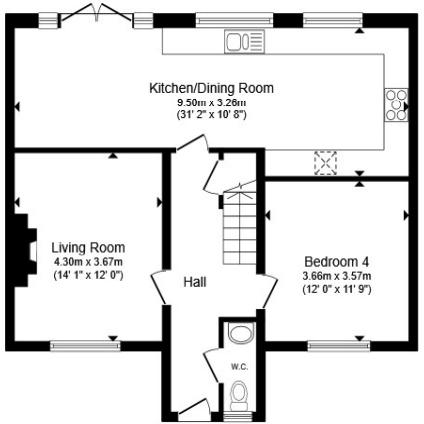
barnard
marcus

welcome to

Queens Way, Hanworth Park

Built in 2008, this spacious four-bedroom detached home offers flexible accommodation over three floors, a bespoke kitchen, landscaped garden, off-street parking and a prime position within the historic Hanworth Park development. Close to public transport and local schools.





This well-presented four-bedroom detached home was built in 2008 and is set within the prestigious and historically significant Hanworth Park development. The property provides generous and versatile accommodation ideal for modern family living.

The ground floor comprises a welcoming entrance hallway with cloakroom, a bright front reception room, a double bedroom and an impressive bespoke kitchen to the rear featuring ample storage, worktop space and French doors opening directly onto the landscaped rear garden.

The first floor offers three well-proportioned double bedrooms with fitted wardrobes, including a principal bedroom with en-suite shower room, along with a modern family bathroom. The loft room provides versatile additional space suitable for many options.

Externally, the property boasts a beautifully maintained rear garden with a large stone patio, lawn and mature borders, ideal for entertaining and family use, as well as a Wendy house for storage or play. Further benefits include off-street parking and excellent presentation throughout.

Hanworth Park is a highly regarded development with excellent road links via the A316 and M3, convenient public transport connections, easy access to Heathrow Airport and close proximity to Sunbury and Feltham town centres offering a wide range of shops and amenities.

Total floor area 199.2 m² (2,144 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Queens Way, Hanworth Park

- FOUR BEDROOM
- BUILT IN 2008
- LOFT ROOM
- BESPOKE KITCHEN
- PRINCIPAL BEDROOM
- LANDSCAPED REAR GARDEN
- OFF-STREET PARKING
- PRESTIGIOUS HANWORTH PARK LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

£800,000



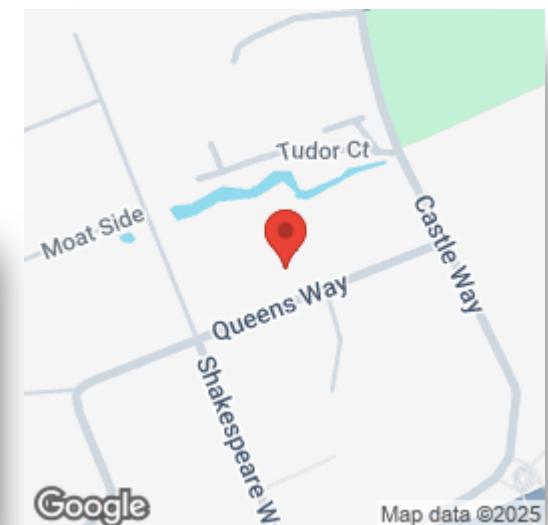
view this property online barnardmarcus.co.uk/Property/FEL113214



Property Ref:
FEL113214 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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