



barnard marcus

Rochester Avenue, Feltham, TW13 4EJ



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marcus

Welcome to Rochester Avenue, Feltham

A well maintained two bedroom mid-terraced house situated on the popular Rochester Avenue in Feltham, offering excellent potential for extension (STPP).

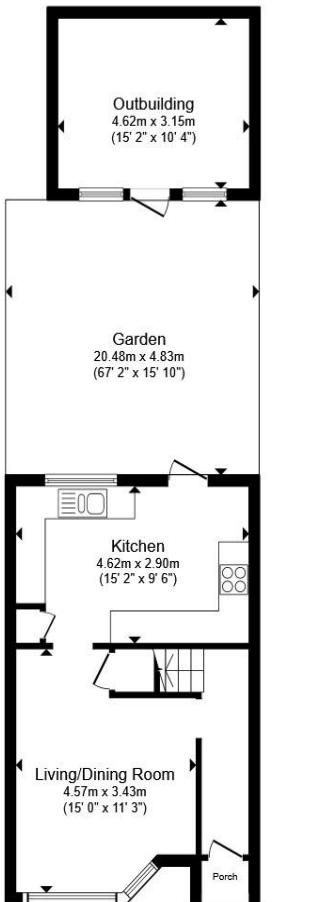
The property is presented in good order throughout and comprises a welcoming entrance, a comfortable reception space and a fitted kitchen on the ground floor. The house remains unextended, providing an ideal opportunity for buyers looking to extend or reconfigure the accommodation, subject to the usual planning consents.

To the first floor are two well proportioned bedrooms and a family bathroom. The principal bedroom further benefits from a walk-in wardrobe, which could alternatively be used as a nursery or home office.

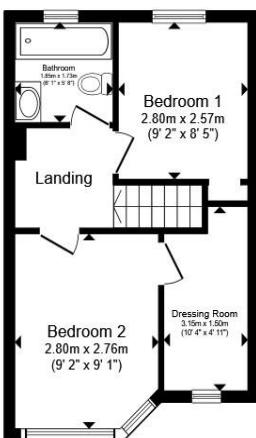
Externally, the rear garden features a useful outbuilding providing additional storage space. To the front, the property benefits from a private driveway with a dropped kerb offering off-street parking for one vehicle.

An ideal purchase for first-time buyers or investors alike. Conveniently located close to Feltham High Street, local schools, parks, and transport links, including Feltham station and the A316, M3, and M25, making it ideal for commuters.





Ground Floor



First Floor

Total floor area 78.9 m² (849 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



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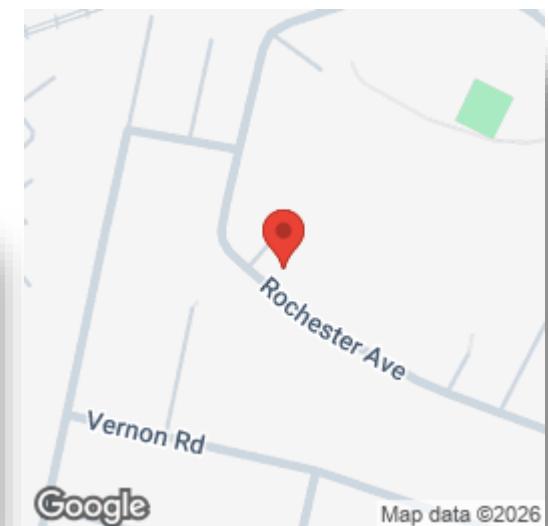
- TWO BEDROOM MID-TERRACED HOUSE
- UNEXTENDED WITH POTENTIAL TO EXTEND (STPP)
- WALK-IN WARDROBE / NURSERY TO BEDROOM ONE
- WELL MAINTAINED THROUGHOUT
- FAMILY BATHROOM
- REAR GARDEN WITH STORAGE OUTBUILDING
- OFF-STREET PARKING WITH DROPPED KERB
- POPULAR FELTHAM LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£400,000



view this property online barnardmarcus.co.uk/Property/FEL113510

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.



Property Ref:
FEL113510 - 0002

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



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