



Granville Avenue, Feltham TW13 4JJ

welcome to

Granville Avenue, Feltham

This home has recently been decorated to a great standard by the current owners who have lived in this property for a long period of time. Downstairs you are welcomed by a large living/dining room, off this, you have the extended kitchen with built in appliances. Adjacent to this is the modern three piece bathroom. Leading from the kitchen, is the well-presented rear garden, with a laid lawn and pathway leading through to the rear garage.

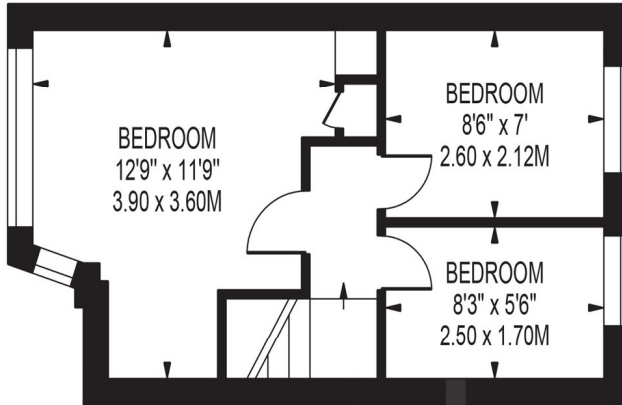
The first floor consists of three bedrooms, including a large master bedroom which benefits from fitted wardrobes. The first floor also includes two further well-proportioned bedrooms.

Granville Avenue is superbly located being just a short distance away from local shops and bus links such as the H25, Feltham town centre is just a short commute away giving you access to shops and train links and the A316/M3 is located just at the top of the road. Due to the location and wonderful décor it won't be on the market for long.

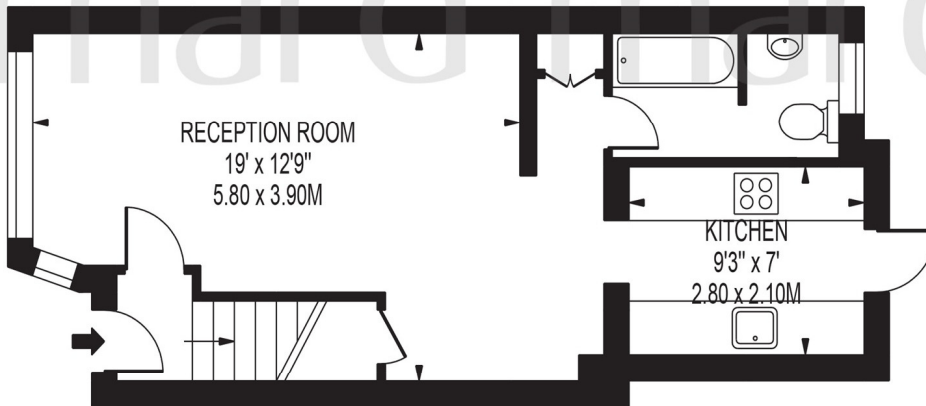


GRANVILLE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 658 SQ FT - 61.09 SQ M



FIRST FLOOR



GROUND 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.

welcome to

Granville Avenue, Feltham

- THREE BEDROOMS
- PRIVATE GARAGE
- WELL PRESENTED
- CLOSE TO HIGH STREET
- WALKING DISTANCE TO LOCAL SCHOOLS

Tenure: Freehold EPC Rating: D

offers over

£360,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/FEL106588](https://www.barnardmarcus.co.uk/Property/FEL106588)

see all our properties on [zoopla.co.uk](https://www.zoopla.co.uk) | [rightmove.co.uk](https://www.rightmove.co.uk) | [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)



Property Ref:
FEL106588 - 0009

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



020 8890 4037



Feltham@barnardmarcus.co.uk



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



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)