

**£419,950**

**Cassiobury Avenue**

Feltham, TW14 9JE



## PROPERTY SUMMARY

A charming 2 bedroom property located on Cassiobury Avenue in Feltham. This link-terrace home boasts a cosy reception room leading into an extended kitchen, with a downstairs additional wc. To the first floor you'll find two well sized bedrooms and fitted bathroom suite, making it an ideal space for a small family or first-time buyers looking to settle down.

Cassiobury Avenue is conveniently situated just off Staines Road, this home provides easy access to local amenities and is just a stone's throw away from Feltham town centre. With parking available for one vehicle, you'll never have to worry about finding a spot after a long day out.

Whether you're looking to start a new chapter as a homeowner or seeking a cosy space to call your own, this property on Cassiobury Avenue is sure to capture. Available to the market with no onward chain!

2



2



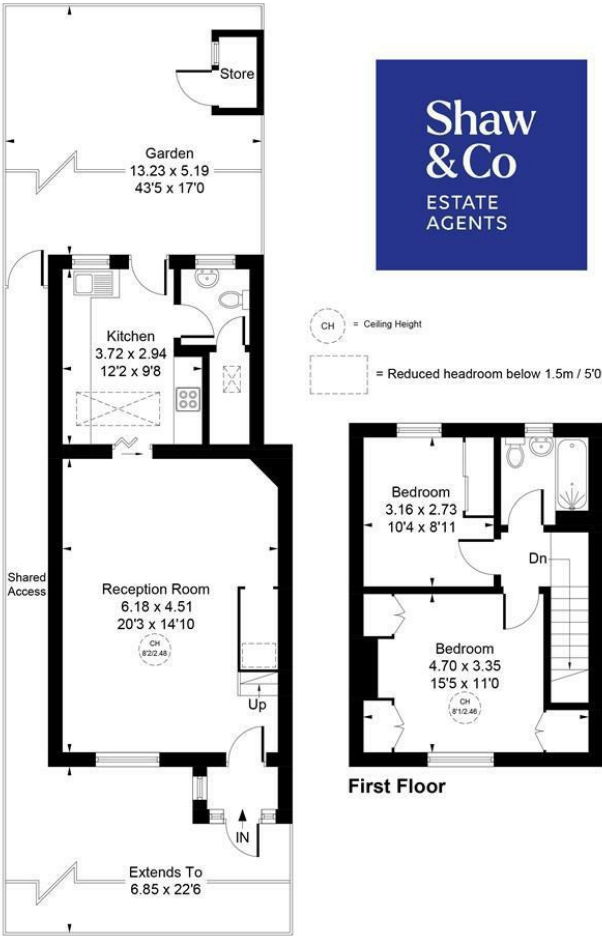
1







Approximate Gross Internal Area = 77.72 sq m / 837 sq ft  
(Excluding Store)



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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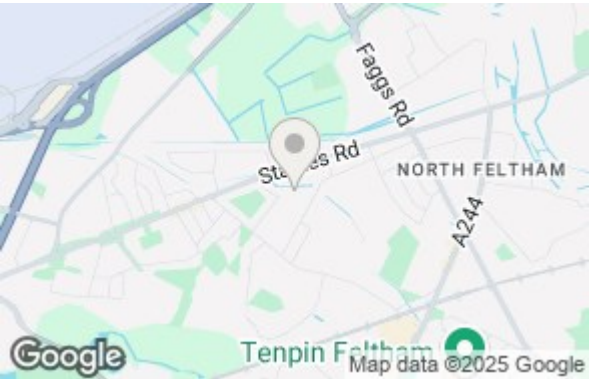
**LOCAL AUTHORITY**  
Hounslow

**TENURE**  
Freehold

**COUNCIL TAX BAND**

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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