

# SNELLERS

ESTATE AGENTS



**Fernside Avenue, TW13**

**£449,950**

Extensively refurbished by the current owners is this beautifully presented mid terraced family home offering approximately 675 sq ft of accommodation over two floors. The property successfully combines a modern and contemporary styled interior within a handsome period property.



The ground floor accommodation consists of an entrance hall with staircase leading to the first floor landing, a bay fronted double reception room incorporating distinct living and dining areas, a fitted kitchen with a uPVC double glazed door leading to the rear garden and a separate four piece modern family bathroom.

The first floor accommodation consists of a landing, a bay fronted principal double bedroom and two single bedrooms.

The property benefits from uPVC double glazing throughout, wooden plantation shutters and gas central heating.

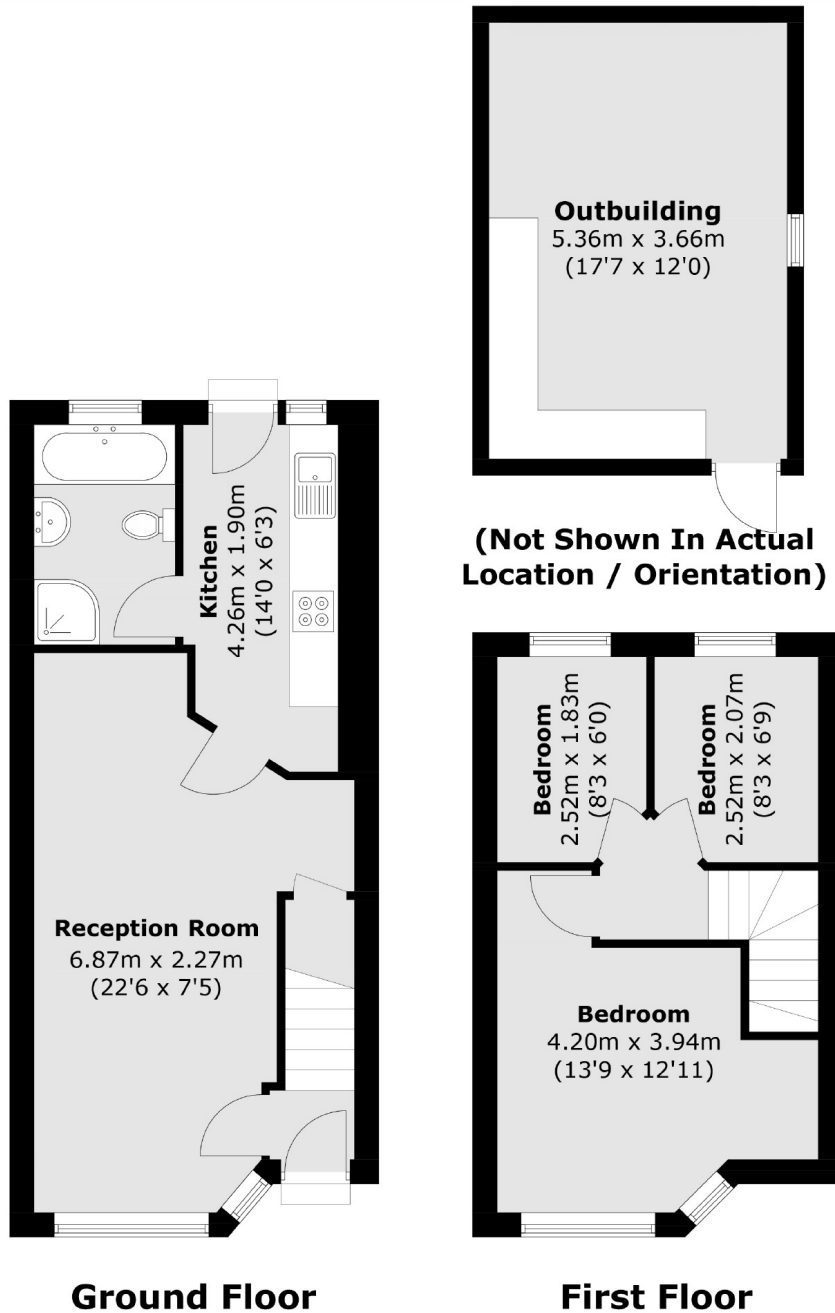
Outside to the front is a block brick paved hardstanding providing off street parking for one car. To the rear is a garden with areas laid to lawn with raised flower and shrub displays and flower and shrub borders, rest laid to patio with a 212 sq ft brick built outbuilding with fitted storage cupboards and power, light and plumbing.

Fernside Avenue, Hanworth Park is steeped in history providing natural beauty and wildlife for the local community as well as the beautiful Hanworth Park House formally known as Manor House which was used as a hunting lodge by Henry VII whilst hunting on Hounslow Heath. Upon his death in 1509, The Manor was passed to his son Henry VIII, and became The Royal Manor of Hanworth. A fire in 1797 completely demolished The Manor House and Hanworth Park House was rebuilt in its place, becoming iconic in the area.



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Total area (approx.): 62.4 sq. m (671.7 sq. ft)  
Outbuilding: 19.7 sq. m (212.0 sq. ft)

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