



Fruen Road, Feltham, TW14 9NR - Guide Price: £400,000 to £425,000

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84 Fruen Road, Feltham, TW14 9NR

Tenure: Freehold

Quick Summary

Guide Price:	£400,000 to £425,000
Property Type:	Semi-Detached
Beds:	2
Baths:	1
Reception Rooms:	1
Council Tax Band:	D

Material Information

Parking:	Off-Road Parking
Sewerage:	Mains Supply
Heating:	Mains Gas
Water Supply:	Mains Supply
Electricity Supply:	Mains Supply

Features

Located just 0.9 miles from Feltham Railway Station
Requiring updating/refurbishment
Backing onto Blenheim Park
Double glazed windows
Off-road parking

Loft conversion & extension potential (STPP)
Open plan living/dining room
Victorian Semi-detached
Good size rear garden
Open fireplace

Property Description

Located just 0.9 miles' walk from Feltham Railway Station, this Victorian semi-detached property offers an excellent opportunity to acquire a home requiring updating and refurbishment. There is also potential (STPP) for a future loft conversion and/or a single-storey rear extension.

The current ground floor layout comprises an open-plan living/dining room with a staircase rising to the first floor & open fireplace, an adjoining kitchen and bathroom with a small extension to the side. Upstairs are two bedrooms, with a study or dressing room located off the principal bedroom that could be reconfigured to become a first floor shower room.

Further features include exposed internal brickwork, double-glazed windows, gas central heating, a good-sized rear garden, off-road parking, and a highly sought-after position backing onto Blenheim Park.

Local bus services include the H21 to Heathrow Terminal 4 and the H25 to Hatton Cross, Feltham Railway Station, and Hanworth.

Tenure: Freehold

Council Tax: D (London Borough of Hounslow)

EPC Rating: TBC

IMPORTANT:

The information stated in regard to this property does not establish an offer or contract, neither will it be considered as representations. It is in the responsibility and obligation of all interested parties to confirm exactitude and your solicitor must check tenure and all lease information, fixtures and fittings, and any planning/building regulations where the property has been extended/converted/added to by way of additional buildings, perimeter boundaries or otherwise to confirm legal statuses, definitions and uses. The current status is: UNKNOWN. Should further details in these respects be required, please make a written request to which a response will be given where possible. All measurements and dimensions are estimated and noted exclusively for guidance purposes only as floor plans are not to scale and their exactness cannot be confirmed in any way shape or form. Therefore the details provided must be regarded as inaccurate. Do not use any of the measurements to order carpets, fittings, carry out works, estimate sizes for furniture or obtain quotations for any intended works. Neither eXp UK nor the agent instructed to market this property has any authority to make or give any representations or warranty whatsoever in relation to this property.

PLEASE NOTE: Photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale.

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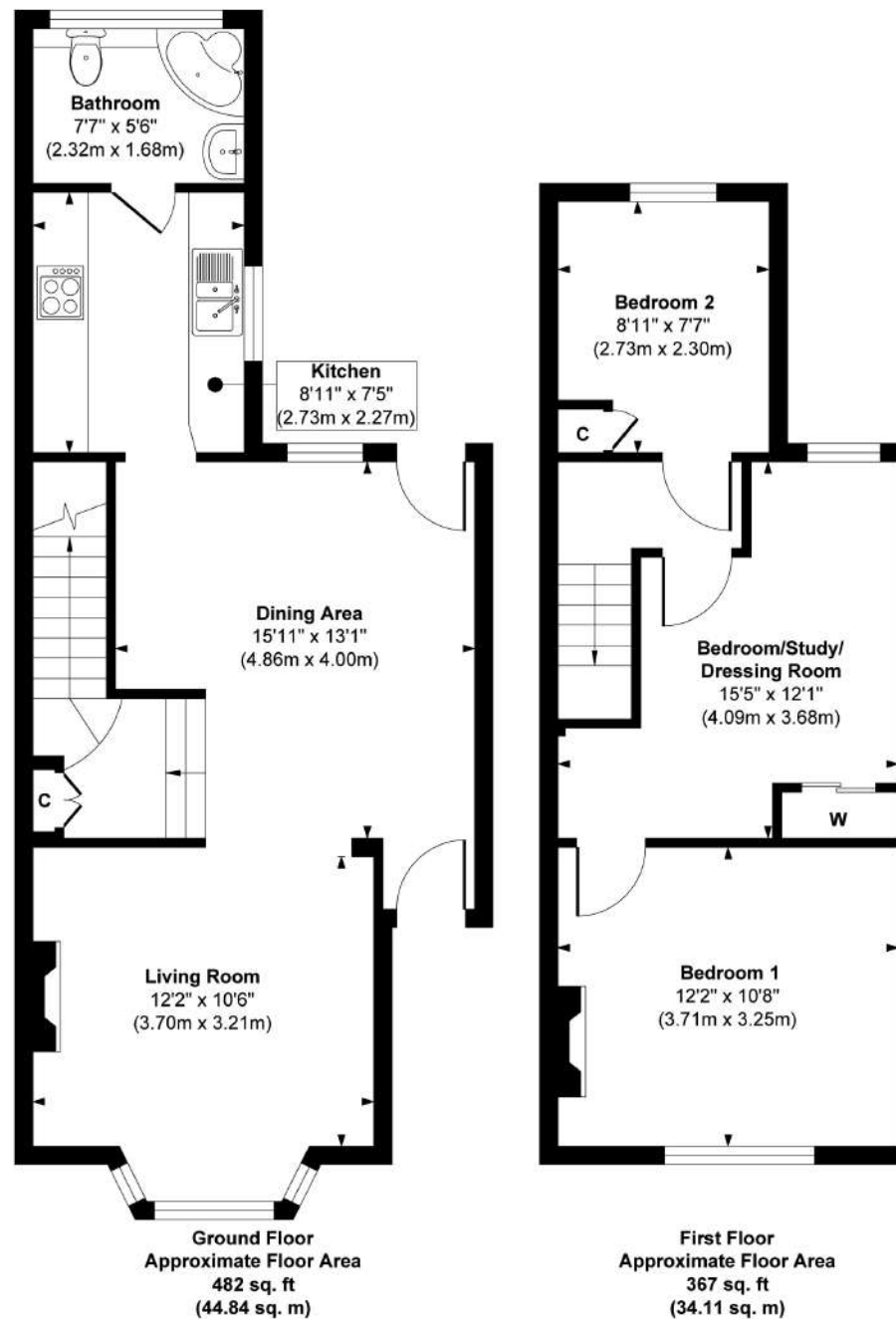
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Approx. Gross Internal Floor Area 849 sq. ft / 78.95 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Communal Garden

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