



**Elm Road, Feltham, TW14 8EP**  
**Guide Price £479,950**

**DBK**  
ESTATE AGENTS



Offered to the market CHAIN FREE, this well-proportioned semi-detached home presents an excellent opportunity for buyers seeking a property with scope for development (subject to the necessary planning permissions).

Extending to approximately 1,055 sq.ft, the accommodation comprises a spacious through lounge, a separate kitchen and conservatory. Upstairs, there are three well-sized bedrooms and a family bathroom.

A particular highlight is the lengthy and wide rear garden, offering significant potential for extension or landscaping, with the added benefit of side gated access. To the front, there is a garden area, along with convenient street parking.

Just under a mile from Hatton Cross Underground Station and close to Feltham Station, it provides excellent transport links to Central London, Heathrow Airport, and beyond. The area is well-served by local amenities, including shops, restaurants and leisure facilities, with green spaces like Hanworth Park and Bedfont Lakes nearby. Ideal for families and professionals, this property combines peaceful residential living with easy access to schools, parks and major travel hubs.

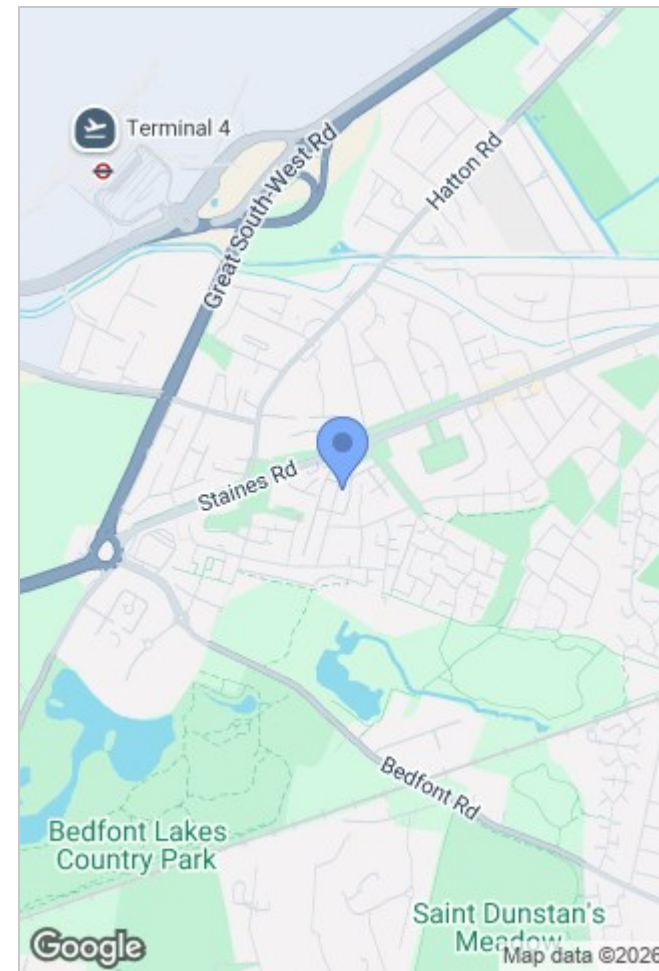
## Key Features

- Chain Free
- Scope for Development (stpp)
- Semi-Detached Property
  - Three Bedrooms
  - Through Lounge
- Kitchen + Conservatory
  - Family Bathroom
- Lengthy + Wide Rear Garden with Side Gated Access
- Front Garden + Street Parking
  - Circa 1,055 Sq.ft



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Approx Gross Internal Area = 98.05 sq m / 1055 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	