



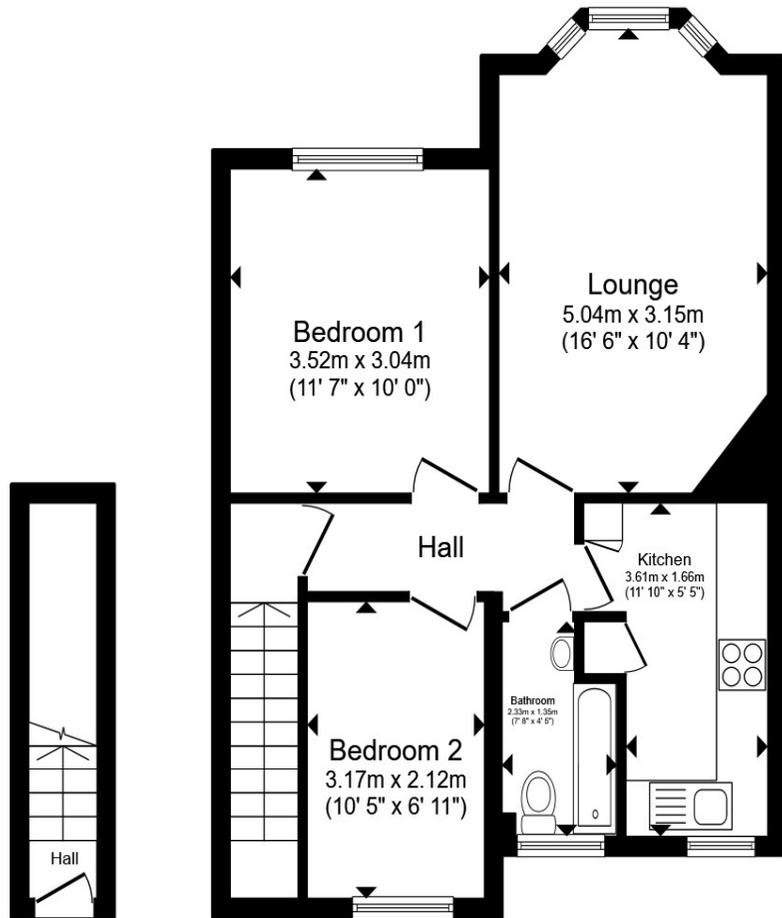
Marlborough Road, Feltham TW13 5HN

welcome to

Marlborough Road, Feltham

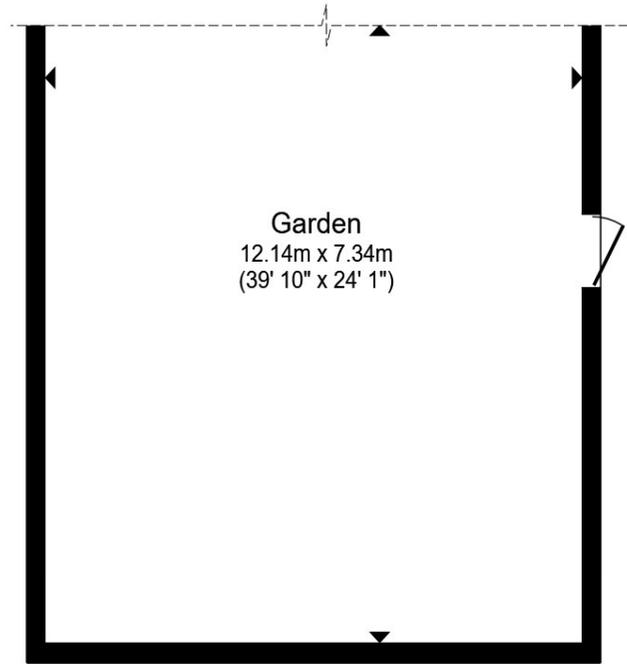
This is an excellent opportunity to acquire this first-floor maisonette located on Marlborough Road in Feltham. Situated in a prime residential location, this property will appeal to both first time buyers and investors.





Ground Floor

First Floor



Outbuilding

Total floor area 131.3 m² (1,413 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



The property briefly comprises two double bedrooms, a bright and airy living/dining room, a fully fitted kitchen, and large private back garden. The property has been well maintained and presents very well. It is conveniently situated in a quiet residential area and is close to a variety of local amenities.

Marlborough Road is set off the Uxbridge Road where you will find the 285 and 490 bus routes to Heathrow Airport, Kingston, and Richmond. Other bus routes which are walking distance from the property include the 111 and H25 on Hounslow Road and 235 to Brentford from Feltham High Street. Feltham Mainline Train Station is only a 1 mile walk away which serves London Waterloo (with connection to Bank) in under 30 minutes. It is also located within close proximity to Feltham Airparcs Leisure Centre, a leisure complex including a cinema and bowling hall.

welcome to

Marlborough Road, Feltham

- FIRST FLOOR MAISONETTE
- TWO BEDROOMS
- LARGE PRIVATE GARDEN
- ON STREET PARKING
- CLOSE TO FELTHAM HIGH STREET
- CLOSE TO FELTHAM MAINLINE STATION
- INVESTMENT OPPORTUNITY
- IDEAL FIRST TIME PURCHASE

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 6.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



view this property online barnardmarcus.co.uk/Property/FEL113536



Property Ref:
FEL113536 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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