



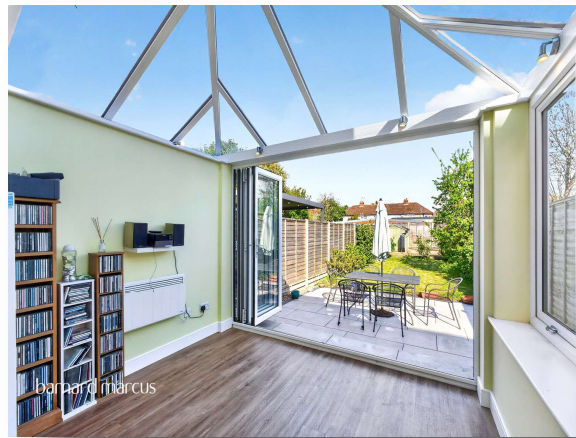
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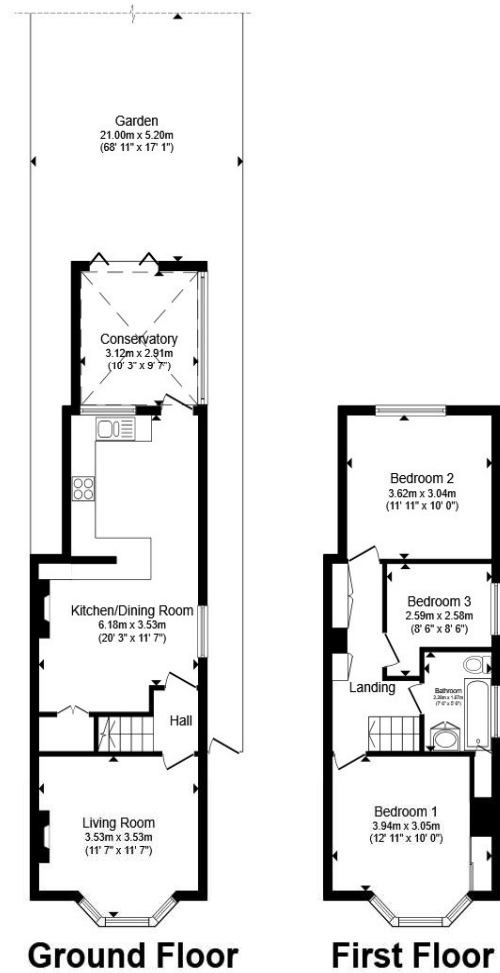
Hamilton Road, Feltham TW13 4PX

welcome to

Hamilton Road, Feltham

Extended three bedroom semi detached house on Hamilton Road, uniquely featuring a double storey rear extension. Spacious kitchen/diner, conservatory with bifold doors to the garden, off street parking, and excellent transport connections.





A rare opportunity to purchase this extended three bedroom semi detached family home, occupying a unique position on Hamilton Road as the only property to benefit from a double storey rear extension, resulting in a layout and level of space not found in neighbouring homes.

The ground floor begins with a welcoming entrance hall leading to a well proportioned front living room, providing a comfortable and practical reception space. To the rear, the property features an extended kitchen/dining room, offering excellent dimensions and flexibility for everyday living, dining, and family use.

Leading directly off the kitchen is a conservatory, which benefits from an abundance of natural light and bifold doors opening onto the rear garden, creating an easy link between the internal accommodation and the outdoor space.

The first floor reflects the advantage of the double storey extension, providing three well sized bedrooms, including a spacious principal bedroom, along with a family bathroom and landing area that feels notably more generous than typically found in homes of this style.

Externally, the property enjoys a private rear garden, featuring a paved patio area and a lawn beyond, offering a practical and usable outdoor space. To the front, there is off street parking, with the additional benefit of side access to the rear.

Hamilton Road is a well regarded residential location, conveniently positioned for local shops, schools and open spaces.

Total floor area 93.2 m² (1,003 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



welcome to

Hamilton Road, Feltham

- THREE BEDROOM SEMI-DETACHED HOUSE
- UNIQUE DOUBLE-STOREY REAR EXTENSION
- EXTENDED KITCHEN/DINING ROOM
- CONSERVATORY WITH BIFOLD DOORS
- PRIVATE REAR GARDEN
- OFF-STREET PARKING
- SOUGHT-AFTER RESIDENTIAL ROAD
- STRONG TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/FEL113614](https://www.barnardmarcus.co.uk/Property/FEL113614)



Property Ref:
FEL113614 - 0002

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