



barnard marcus

**Sparrow Farm Drive, Feltham, TW14 0DJ**



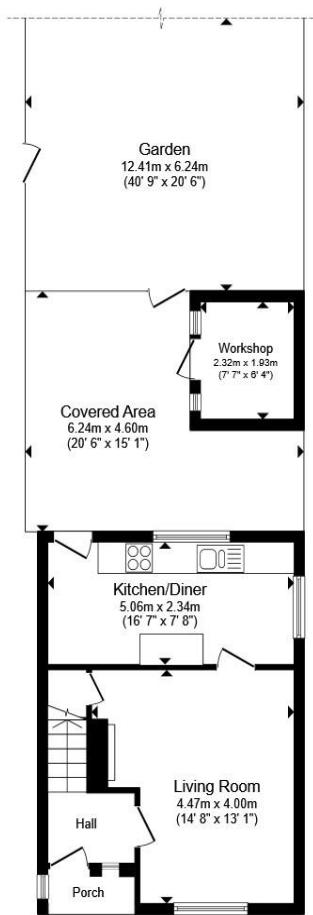
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## Welcome to Sparrow Farm Drive, Feltham

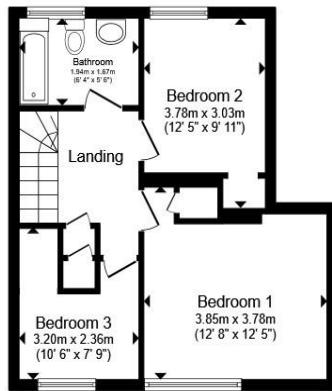
The property is immaculately presented both internally and externally. On approach, the house features a welcoming front garden which is paved and shingled. Internally, the property comprises a well-proportioned reception room with a feature fireplace, leading on to a beautiful kitchen with wooden beams, ample storage cupboards, worktop space and plenty of room for the usual kitchen appliances. Upstairs features three good sized bedrooms, and the main three-piece family bathroom. The rear garden is equally well presented and features a garage/workshop area, shed, and ample space for outdoor living and relaxation. With its practical layout, prime location, immaculate presentation, this property will appeal to first time buyers and investors.

Sparrow Farm Drive is in a very popular location in Feltham that is within walking distance to the Ofsted outstanding Cardinal Road Infant and Nursery School, local bus links and most importantly Feltham over ground train station which can get you to London Waterloo in approx. 25mins with its fast train service. Feltham High Street is also a short distance away with a multitude of shops, supermarkets, restaurants and various leisure facilities in the local area.





**Ground Floor**



**First Floor**

Total floor area 78.3 m<sup>2</sup> (843 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](http://www.propertybox.io)



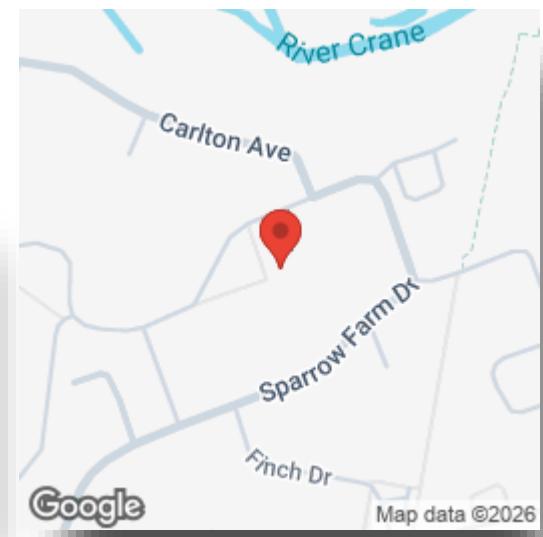
# Welcome to Sparrow Farm Drive, Feltham

- MID TERRACED HOUSE
- THREE BEDROOMS
- POTENTIAL TO EXTEND (STPP)
- FRONT & REAR GARDENS
- IMMACULATE PRESENTATION

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over  
**£475,000**



**view this property online** [barnardmarcus.co.uk/Property/FEL109962](http://barnardmarcus.co.uk/Property/FEL109962)

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.



Property Ref:  
FEL109962 - 0002



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