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**Hereford Road, Feltham TW13 5BS**

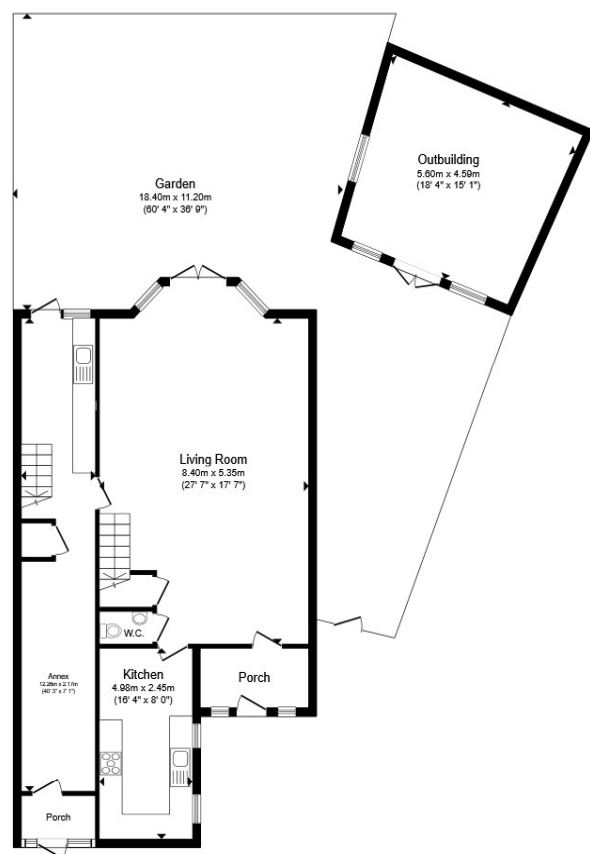


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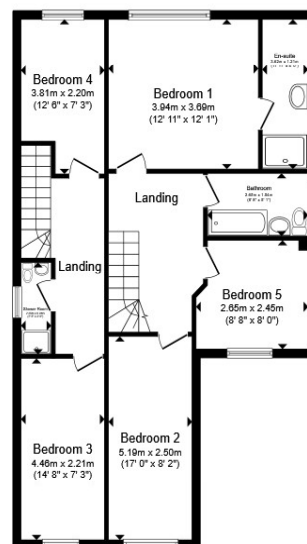
## **Hereford Road, Feltham**

An expansive six-bedroom detached house on Hereford Road. This is an ideal opportunity to acquire this substantially sized property on a much-desired residential cul-de-sac. Benefits from a unique annex adjoined to the property and its own front entrance with an additional outbuilding.

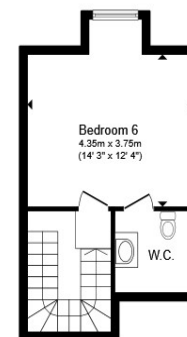




**Ground Floor**



**First Floor**



**Second Floor**



Total floor area 223.1 m<sup>2</sup> (2,401 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)



This property offers a fantastic opportunity to create your dream home, featuring a spacious living room filled with natural light, a functional kitchen, and six well-sized bedrooms. The master bedroom benefits from its own en-suite shower room in addition to the main family bathroom. The property features an adjoining two-storey annex which features its own reception room, kitchen, and two bedrooms.

The total combined area is approximately 2401 sq ft and is perfect for large families looking for a spacious family home. The property further benefits from a large front driveway, offering convenient off-street parking for multiple cars, rear garden with an additional outbuilding. The house is also located in a cul-de-sac location at the end of Hereford Road.

Hereford Road is just off Harlington Road East which is walking distance to Feltham Mainline Station (Zone 6) which serves London Waterloo in 29 minutes. Such bus routes available within walking distance are 285, 490, 235, 285, 490, 90. The property has several well-regarded schools nearby as well as the added convenience of being a short distance to Feltham High Street. Here you will find a multitude of high street shops and restaurants as well as numerous leisure facilities including a Cinema.

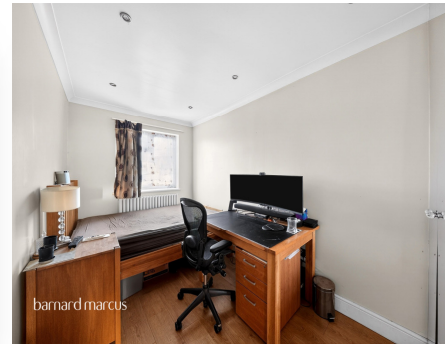
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## Hereford Road, Feltham

- DETACHED HOUSE
- SIX BEDROOMS
- TWO STOREY ADJOINING ANNEX
- DRIVEWAY FOR MULTIPLE CARS
- APPROXIMATELY 2401 SQFT
- CLOSE TO LOCAL AMENITIES & CLOSE TO FELTHAM MAINLINE STATION
- ADDITIONAL OUTBUILDING
- CUL-DE-SAC LOCATION

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

**£850,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
FEL113501 - 0008

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.



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**020 8890 4037**



[Feltham@barnardmarcus.co.uk](mailto:Feltham@barnardmarcus.co.uk)



4 Parkfield Parade, High Street, FELTHAM,  
Middlesex, TW13 4HJ



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**