



**£599,950**

**Southville Road**

Feltham, TW14 8AP

## PROPERTY SUMMARY

A beautifully presented four-bedroom semi-detached residence, offering excellent potential for further extension, making it an ideal purchase for growing families.

Internally, this modern home features two well-proportioned reception rooms, with the rear reception seamlessly flowing into an extended kitchen/dining area, perfect for both everyday living and entertaining. The first floor comprises three bedrooms and a family bathroom, while the top floor hosts a spacious fourth bedroom benefiting from its own en-suite.

The property also enjoys valuable side space, offering further scope to extend (subject to planning permission), providing an excellent opportunity to create additional living accommodation as your family grows.

Situated on Southville Road, Bedfont, the property occupies a prime residential location within close proximity to Bedfont High Street and offers convenient access to the A30, ideal for commuters.

4



2

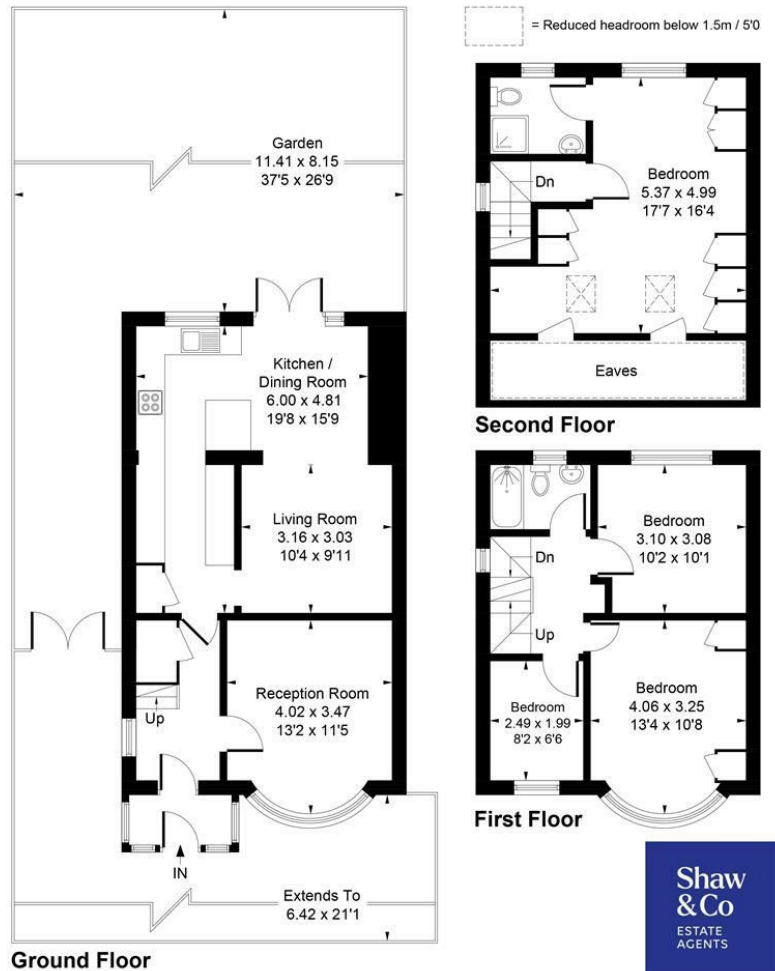


2





Approximate Gross Internal Area = 118.92 sq m / 1280 sq ft  
(Excluding Eaves)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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**LOCAL AUTHORITY**

Hounslow

**TENURE**

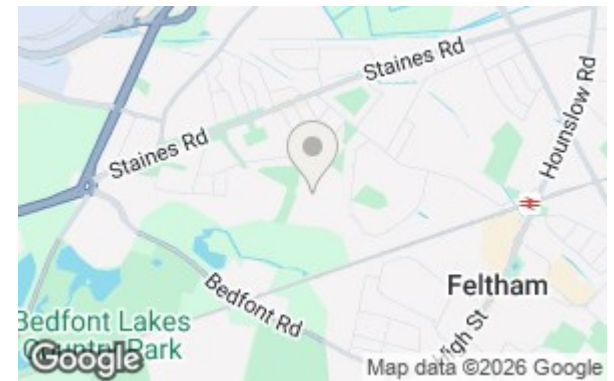
Freehold

**COUNCIL TAX BAND**

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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