STUART DIX
eXp



63 SUNBURY ROAD

FELTHAM · MIDDLESEX · TW13 4PH

GUIDE PRICE

£575,000 – £600,000

4/5	3	1	2,034
BEDROOMS	BATHROOMS	RECEPTION	SQ FT



PROPERTY DESCRIPTION

An Extended **Semi-Detached Home**

An extended semi-detached home arranged over three floors, offering four/five bedrooms, two en-suites, a family shower room and approx. 2,034 sq ft of accommodation including a garden bar. A two-storey extension has added living space on both the ground and first floors, and the second floor provides a private suite of its own.

The ground floor centres on an open plan kitchen/dining room of approx. 30'1" x 13'0", fitted with shaker-style units, wood worktops, a breakfast bar with seating and a built-in double oven. French doors open straight onto the garden, so the kitchen, dining area and patio work as one space in the warmer months. A separate reception room gives a quieter place to relax, while a further room of approx. 10'6" x 7'7" can be used as a fifth bedroom or home office, with a downstairs W.C completing this floor.

To the first floor you will find the principal bedroom, approx. 20'4" x 10'10", with a wall of fitted wardrobes and its own en-suite shower room. Two further bedrooms and a family shower room are also on this floor.

The second floor is given over to a double bedroom of approx. 16'10" x 13'0" with an en-suite bathroom, a separate dressing room of approx. 15'10" x 10'10" and eaves storage. It will likely suit older children, a guest or anyone who wants their own space away from the rest of the home.

External

To the rear is a large garden laid mainly to lawn, with a paved patio and a raised decked seating area. An outbuilding of approx. 15'6" x 9'7", currently set up as a bar, could equally work as a garden office or studio. Gated off-road parking is accessed from the rear.

Location, Schools & Transport

Sunbury Road is well located for Feltham town centre, with its High Street shops and supermarkets, while Hanworth Park and Bedfont Lakes Country Park offer green space in the area. Local schools include Feltham Hill Infant & Nursery School and Oak Hill Academy, both rated Outstanding by Ofsted (2024 inspections), Edward Pauling Primary School and Reach Academy Feltham. Feltham station has direct trains to London Waterloo and Reading, the 235 bus runs along Sunbury Road, and the M3, M25 and Heathrow are all accessible by road. Buyers should check catchment, admissions criteria and the latest Ofsted reports directly with each school.

4/5 BEDROOMS	**2** EN-SUITES
2,034 SQ FT (APPROX.)	**1** SHOWER ROOM

KEY FEATURES

- Extended Semi-Detached Home on Three Floors
- Four/Five Bedrooms, Two En-Suites & Shower Room
- 30ft Open Plan Kitchen/Dining Room
- Principal Bedroom with En-Suite
- Second Floor Suite with Dressing Room
- Ground Floor Bedroom/Office & W.C
- Large Rear Garden with Outbuilding Bar
- Gated Off-Road Parking to the Rear

Tenure: Freehold
Council Tax Band: D – London Borough of Hounslow
EPC Rating: C (70)

AT A GLANCE

Key Information

QUICK SUMMARY

Price	£575,000 to £600,000 (Guide)
Property Type	Semi-Detached House
Bedrooms	4/5
Bathrooms	3
Reception Rooms	1
Floor Area	Approx. 2,034 sq ft
Tenure	Freehold
Council Tax	Band D
Local Authority	Hounslow

MATERIAL INFORMATION

Parking	Gated Off-Road (Rear)
Heating	Gas Central
Sewerage	Mains Supply
Water Supply	Mains Supply
Electricity Supply	Mains Supply
Public Right of Way	No
Flood Defences	No
Flooded in Last 5 Years	No

IMPORTANT INFORMATION

IMPORTANT: The information stated in regard to this property does not establish an offer or contract, neither will it be considered as representations. It is in the responsibility and obligation of all interested parties to confirm exactitude and your solicitor must check tenure and all lease information, fixtures and fittings, and any planning/building regulations where the property has been extended/converted/added to by way of additional buildings, perimeter boundaries or otherwise to confirm legal statuses, definitions and uses. Should further details in these respects be required, please make a written request to which a response will be given where possible. All measurements and dimensions are estimated and noted exclusively for guidance purposes only as floor plans are not to scale and their exactness cannot be confirmed in any way shape or form. Therefore the details provided must be regarded as inaccurate. Do not use any of the measurements to order carpets, fittings, carry out works, estimate sizes for furniture or obtain quotations for any intended works. Neither eXp UK nor the agent instructed to market this property has any authority to make or give any representations or warranty whatsoever in relation to this property.

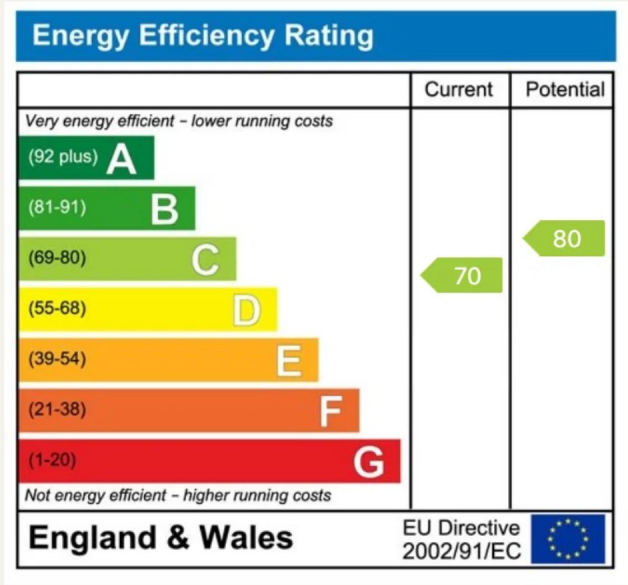
PLEASE NOTE: Photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale.

REFERENCE TO APPLIANCES and/or facilities does not imply that they are necessarily included, operational or functioning for the purpose as none of these are tested, checked for safety or otherwise. Your solicitor must check all information in this regard during the conveyancing process. Whilst the details contained within have been prepared in good faith, due to the nature of potential changes & inaccuracies; should you wish to check any of the details contained within, please make an official enquiry in writing to which checks will be carried out to confirm (to the best of the ability of the designated representative) the nature of your enquiry with a written response.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be required by law to produce identification documentation which will incur a charge of £30 per individual wishing to proceed by way of intended purchase. Please note this amount is strictly non-refundable as it is assumed by way of payment on your behalf to a third party Anti-Money Laundering Verification Firm that you as the purchaser(s) agree to the terms stated, and; are therefore making a decision based solely on your own volition and intent with full knowledge of the terms outlined within to proceed towards an intended purchase.

OFFER / PURCHASE TERMS: Any intended purchaser must supply suitable proof of financial funds prior to any offer being formally agreed. It is expected that any intended purchaser will already have confirmation in place of suitable financial arrangements prior to any offer being formally agreed alongside an appointed legal representative in respect of conveyancing.

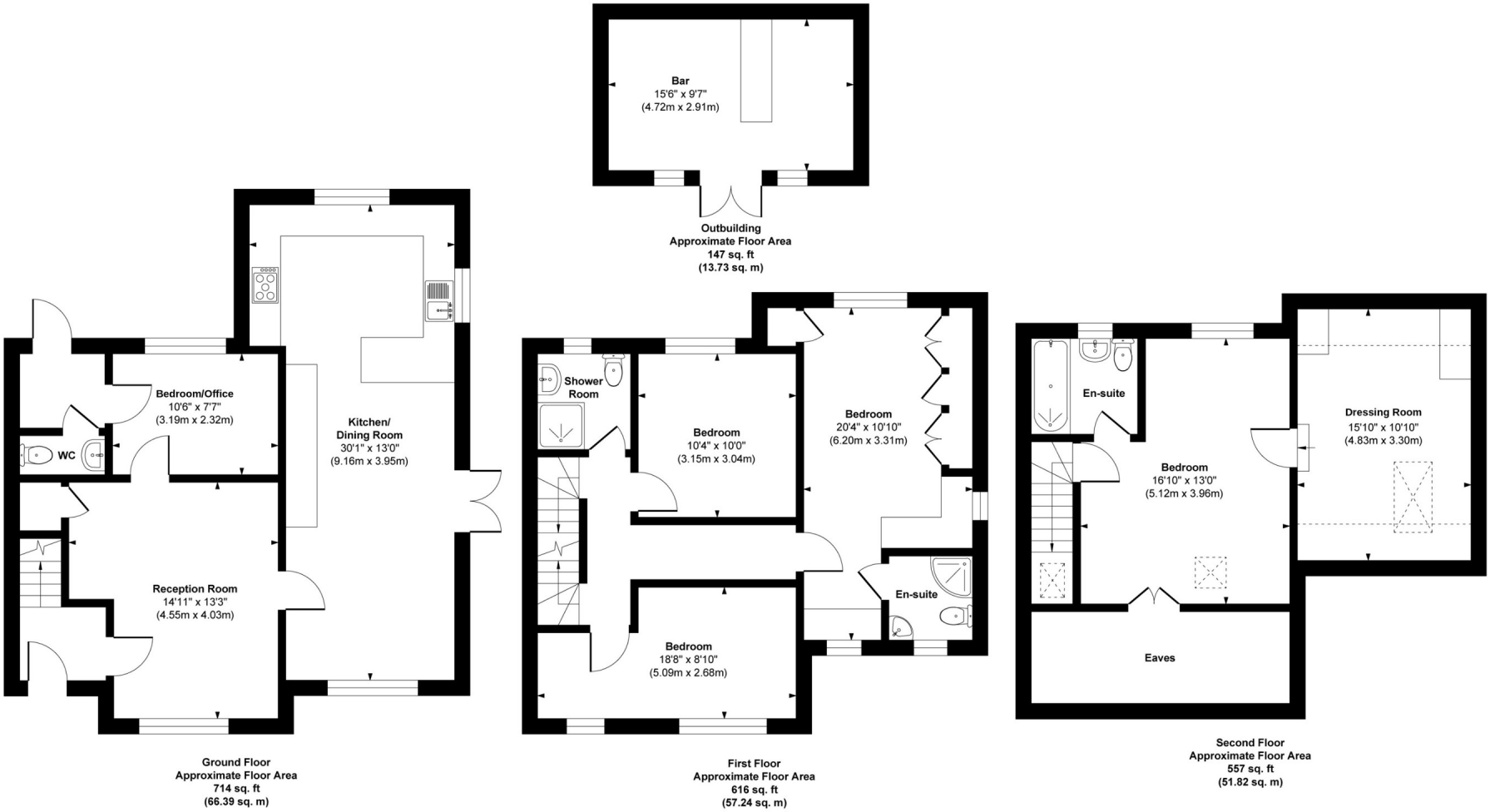
ENERGY PERFORMANCE CERTIFICATE





Stuart Dix
PROPERTY PROFESSIONAL, EXP UK
07305 642913
stuart.dix@exp.uk.com
Mon–Fri 9am–7pm · Sat 9am–5pm

Sunbury Road, Feltham - TW13



Approx. Gross Internal Floor Area 2034 sq. ft / 189.18 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STUART DIX
exp UK


















PARIS







THE FIRST FLOOR

Principal Bedroom **With En-Suite**

The principal bedroom measures approx. 20'4" x 10'10", with a wall of fitted wardrobes and its own en-suite shower room.































OUTSIDE

A Large **Rear Garden**

Lawn, a paved patio and raised decking, with an outbuilding of approx. 15'6" x 9'7" set up as a bar, and gated off-road parking accessed from the rear.











THE LOCATION

Well Located For **Feltham**

Well located for Feltham town centre and station, with a choice of local schools in the area.

LOCAL SCHOOLS

PRIMARY

Feltham Hill Infant & Nursery School
Ages 3–7 · Ofsted Outstanding (2024 inspection)

Oak Hill Academy
Junior, ages 7–11 · Ofsted Outstanding (2024 inspection)

Edward Pauling Primary School
Primary school

SECONDARY, ALL-THROUGH & SIXTH FORM

Reach Academy Feltham
All-through academy, ages 2–18

Rivers Academy West London
Academy, ages 11–18

Buyers should check catchment, admissions criteria and the latest Ofsted reports directly with each school.

GETTING AROUND

Superbly **Connected**

Direct trains to London Waterloo from Feltham, local bus routes along Sunbury Road, and the M3, M25 and Heathrow all accessible by road.

Rail
FELTHAM STATION

Bus
LOCAL ROUTES

Air
HEATHROW AIRPORT

BY RAIL

Feltham
Local station

South Western Railway services direct to London Waterloo via Richmond and Clapham Junction, and west to Reading and Windsor & Eton Riverside.

BY BUS

Sunbury Road
Hamilton Road & Ludlow Road stops

235 Sunbury Village – Feltham – Hounslow – Brentford

Feltham High Street
St Dunstans Road stop

117 West Middlesex Hospital – Hounslow – Staines

235 Feltham – Hounslow – Brentford

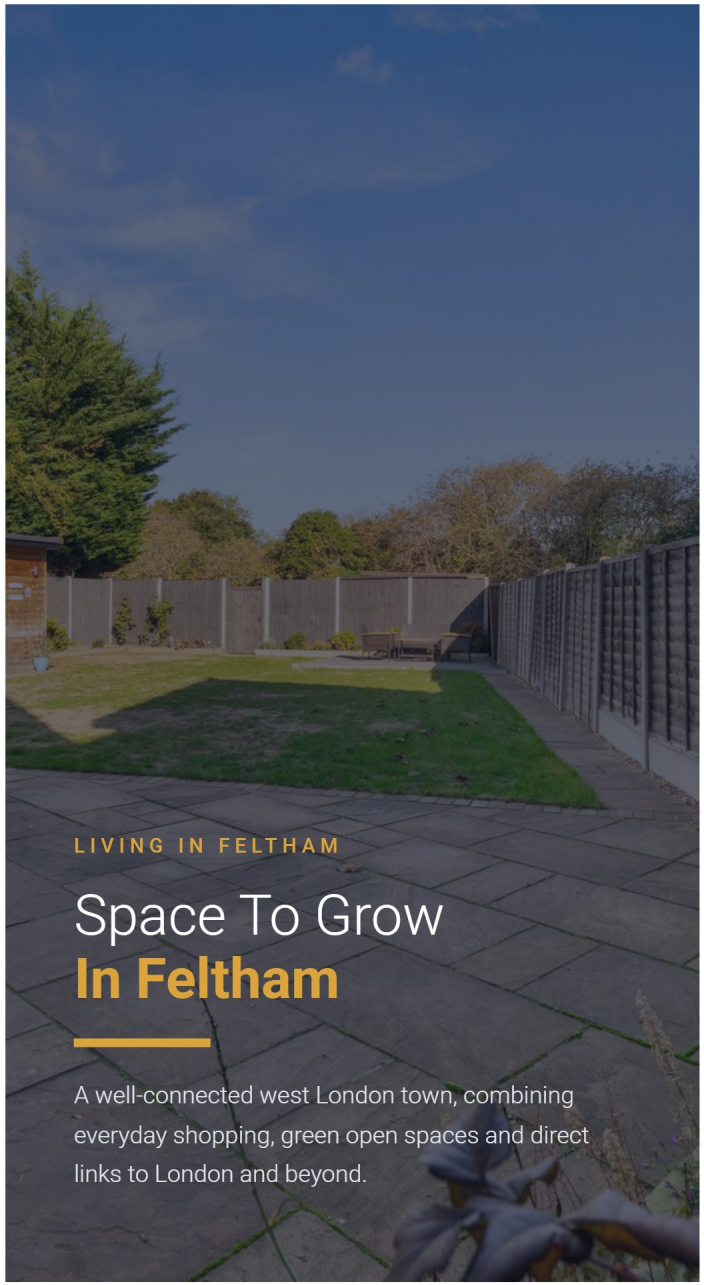
BY ROAD & AIR

M3 & M25
Via Sunbury Cross

Heathrow Airport
Flights worldwide

Feltham town centre
Shopping & dining

Bus routes and train services can change, so please check with the operator before travelling.



01

Shopping & Dining

Feltham High Street and The Centre offer everyday shopping, supermarkets, cafés and restaurants.

02

Green Spaces

Hanworth Park, Feltham Park and the lakes and meadows of Bedfont Lakes Country Park are all in the area.

03

Days Out

Kempton Park Racecourse, the River Thames at Sunbury and Hampton Court Palace are local days out.

04

Sport & Leisure

Feltham Assembly Hall, local leisure centres, sports clubs and golf courses offer something for everyone.

05

Family Friendly

A choice of primary and all-through schools in the area, together with local parks and play areas.

06

Connected To London

Direct trains to London Waterloo serve the area, with the M3, M25 and Heathrow all accessible by road.

STUART DIX
exp

MEET YOUR AGENT

Stuart Dix

Your Personal Estate Agent

When you sell or let with me, you deal with me – from the first valuation to the day you hand over the keys.

As an independent agent with eXp UK, I offer a genuinely personal service across Staines Upon Thames and the surrounding areas. There are no call centres and no being passed between departments: I carry out every valuation, prepare the marketing, accompany viewings, negotiate offers and stay closely involved right through to completion.

I believe the best results come from clear advice, honest communication and being available when it matters to you – which is why I work late into the evening during the week and on Saturdays. Whether you are buying, selling or letting, my aim is simple: to make your move as smooth and rewarding as possible.

AREAS COVERED

Staines-Upon-Thames · Ashford · Egham · Wraysbury · Shepperton · Laleham · Feltham · Bedfont



Personal agency
at its finest.

Arrange A Free Valuation →

MOBILE	07305 642913
EMAIL	stuart.dix@exp.uk.com
WEBSITE	stuartdix.exp.uk.com
HOURS	Mon–Fri 9am–7pm · Sat 9am–5pm

STUART DIX
exp