



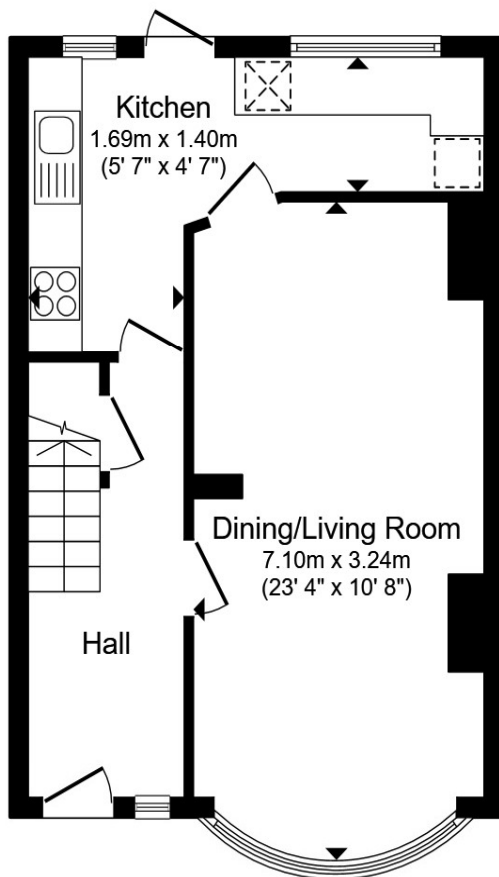
Guildford Avenue, Feltham TW13 4EL

welcome to

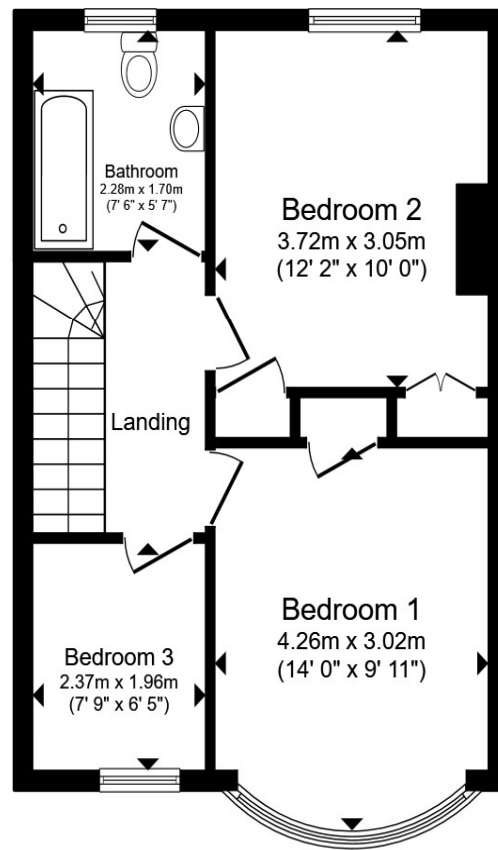
Guildford Avenue, Feltham

Well-maintained three bedroom mid-terraced house on Guildford Avenue, Feltham. No onward chain, driveway, garage via service road and a good sized garden with extension potential. Larger-than-average kitchen and excellent transport links nearby.

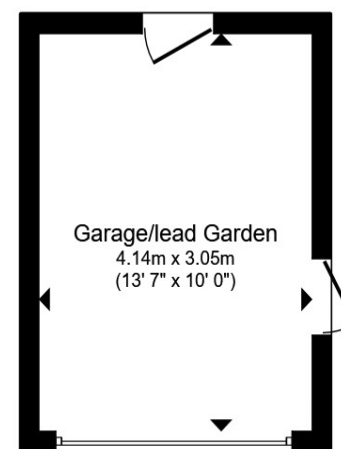




Ground Floor



First Floor



Outbuilding

Total floor area 93.4 m² (1,006 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



A well-presented three bedroom mid-terraced family home located on the popular Guildford Avenue in Feltham, offered to the market with no onward chain. The property has been well looked after throughout and benefits from a private driveway with dropped kerb providing off-street parking. To the rear is a nice sized garden with potential to extend further subject to planning permission, along with a garage positioned at the rear of the garden and accessed via a service road.

Inside, the property offers a larger-than-average kitchen, bigger than a typical galley layout and providing plenty of storage and generous worktop space. Upstairs comprises two well-proportioned double bedrooms and a smaller third bedroom, ideal for a child's room, home office or study.

The location is well suited for families and commuters alike, with local shops, schools and green spaces close by. Feltham High Street is easily accessible and Feltham Station offers direct services into London Waterloo, while excellent road links include the A316, M3 and easy access to Heathrow Airport.

welcome to

Guildford Avenue, Feltham

- NO ONWARD CHAIN
- THREE BEDROOM MID-TERRACE
- PRIVATE DRIVEWAY WITH DROPPED KERB
- REAR GARAGE WITH SERVICE ROAD ACCESS
- GOOD SIZED GARDEN WITH EXTENSION POTENTIAL
- LARGER THAN AVERAGE KITCHEN
- WELL MAINTAINED THROUGHOUT
- EXCELLENT TRANSPORT LINKS

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

guide price

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL113445



Property Ref:
FEL113445 - 0002

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.

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