



- CHARACTERFUL PERIOD HOME
- THREE DOUBLE BEDROOMS
- WALKING DISTANCE TO FELTHAM TRAIN STATION
- 60FT WEST FACING GARDEN
- TWO RECEPTIONS
- LARGE LOFT SPACE WITH SCOPE FOR A CONVERISON (STPP)
- EXTENDED ON GROUND FLOOR
- RE-FITTED DOWNSTAIRS BATHROOM
- EPC RATING BAND D

Council Tax

Hounslow Borough Council, Tax Band D being £2,085.82 for 2025/26

Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

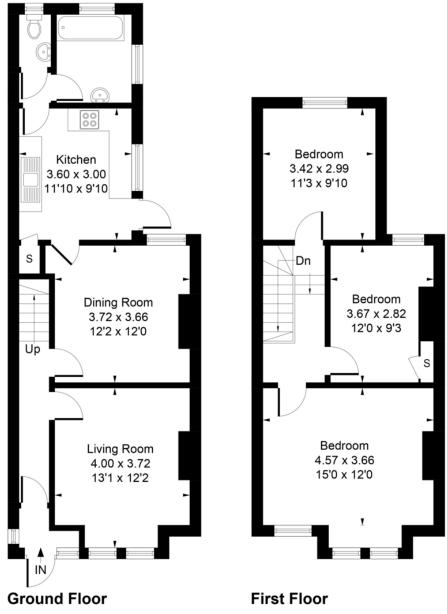
Agent note. Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electic). Room sizes should not be relied upon for carpets or funishing nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furnitue/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and heir accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.

A well presented Victorian home boasting three double bedrooms, which is ideally situated in the sought after Old Feltham within easy reach of Feltham train station and the Shopping Centre amenities.

Benefits include: a tidy walled front garden leading to the porch, front door and entrance hall. Predominantly wooden floors throughout with access to the bright bay fronted sitting room to the front aspect, complete with cornice high ceilings and a feature fireplace. The dining room, which looks out into the garden with another feature fireplace. Also on the ground floor is the large, fully fitted kitchen with tiled flooring and an abundance of cupboard units, along with access out to the rear garden. Further on through here is the beautifully decorated family bathroom and equally presented separate WC. The first floor comprises of a large master bedroom to the front aspect, a second double bedroom with built in storage cupboard and a third double bedroom with rear aspect views over the garden. To the rear is a westfacing mature landscaped rear garden which has a gravelled seating area and grass lawn. There is also a large shed situated at the rear for storage. Lastly there is also a pedestrian access gate at the base of the 65ft garden to allow for any removal of rubbish when required.

A lovely character family home which needs to be viewed to be fully appreciated!

Approximate Gross Internal Area 105.0 sq m / 1130 sq ft



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.























