

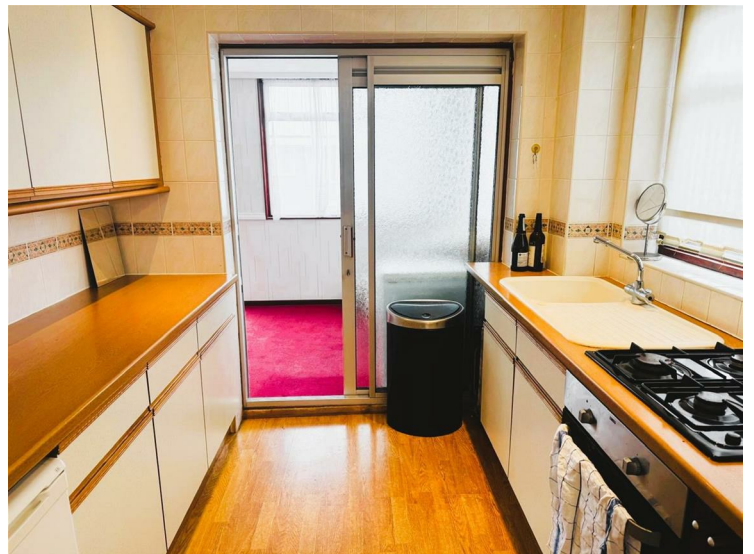


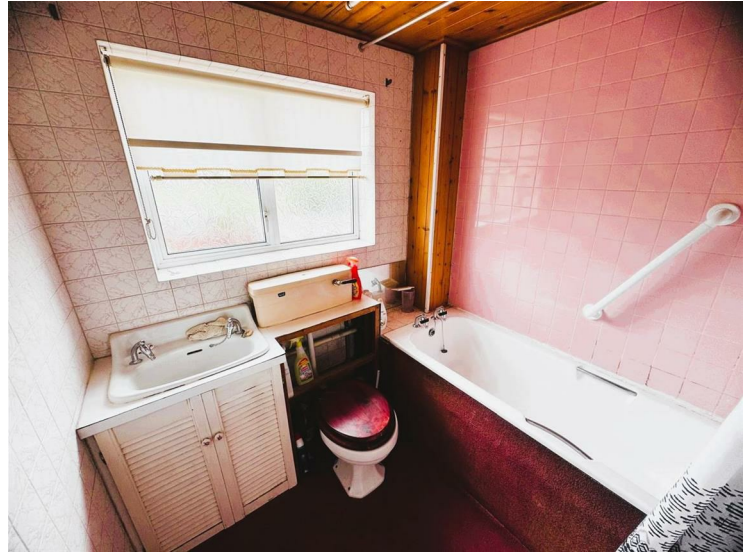
Forge Lane, Feltham, TW13 6UW
£499,950

This well-presented three-bedroom semi-detached family home is ideally located on the borders of Hanworth, offering excellent access to the M3 and A316, and convenient routes into Central London. The ground floor features an entrance porch leading into a hallway, a bright and spacious through lounge/diner, a kitchen, and a conservatory overlooking the garden. Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private driveway providing off-street parking. To the rear, there is a low-maintenance paved garden along with a useful brick-built outhouse. Additional features include double glazing and central heating throughout. The property is offered to the market with no onward chain, making it an ideal purchase for families or buyers seeking a straightforward move.

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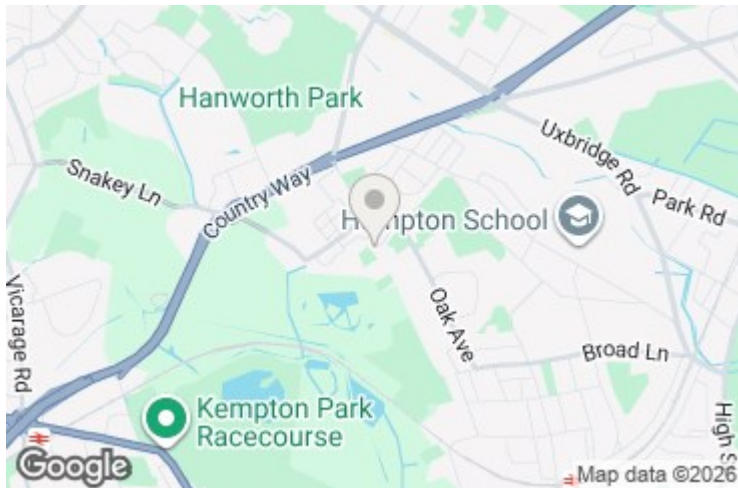






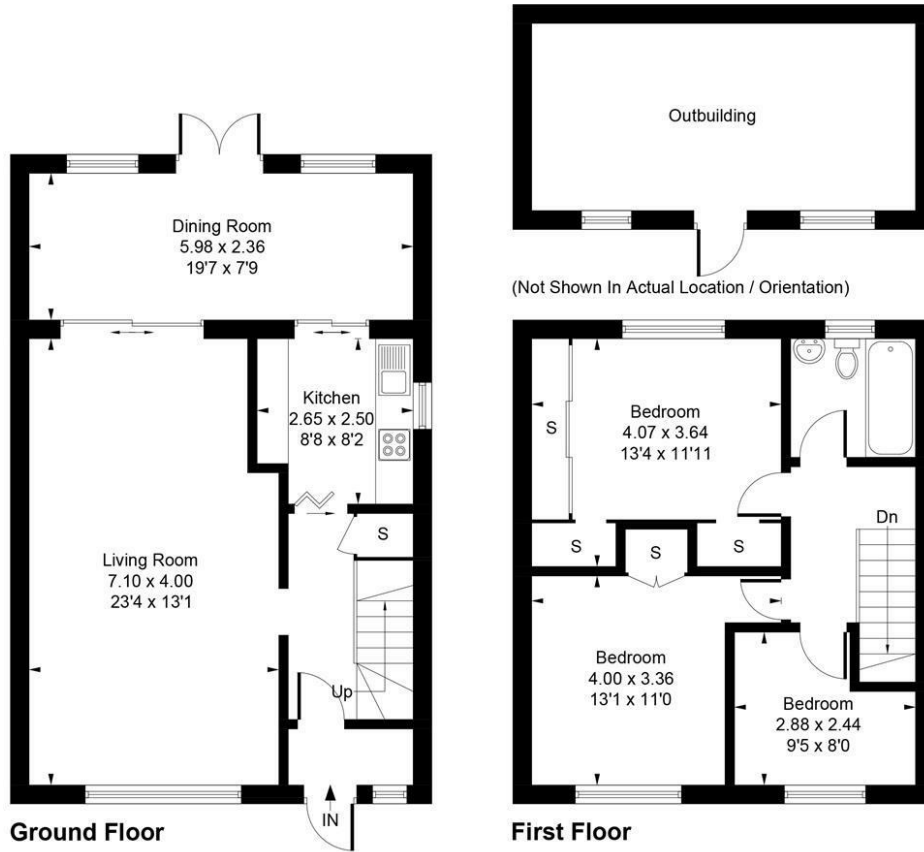
Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.



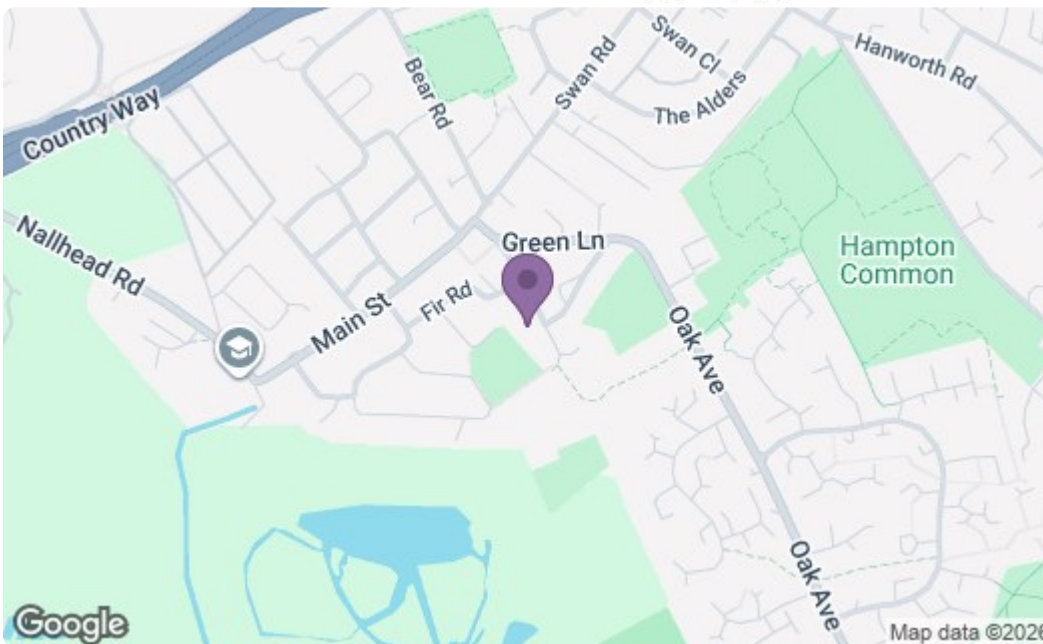
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Approximate Gross Internal Area = 104.69 sq m / 1127 sq ft
(Excluding Outbuilding)



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 purchase.

Produced by jcphotographystudio.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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