



## **Fernside Avenue, Feltham, TW13 7BQ**

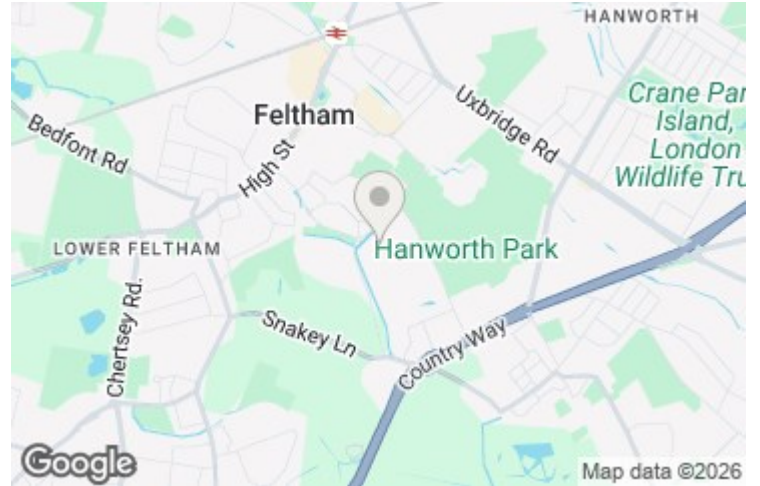
**£399,950**

A two-bedroom mid-terrace home located on the sought-after Fernside Avenue, conveniently positioned close to local amenities, schools, and good transport links, including nearby bus routes connecting to surrounding towns. The ground floor offers a lounge, kitchen/breakfast room, and a conservatory overlooking the garden. Upstairs the property features two bedrooms and a modern family bathroom. Externally, the home benefits from a private rear garden and a driveway to the front, providing off-street parking. Additional features include double glazing throughout and central heating. The property is offered for sale with no onward chain, making it an ideal choice for first-time buyers, small families, or investors.

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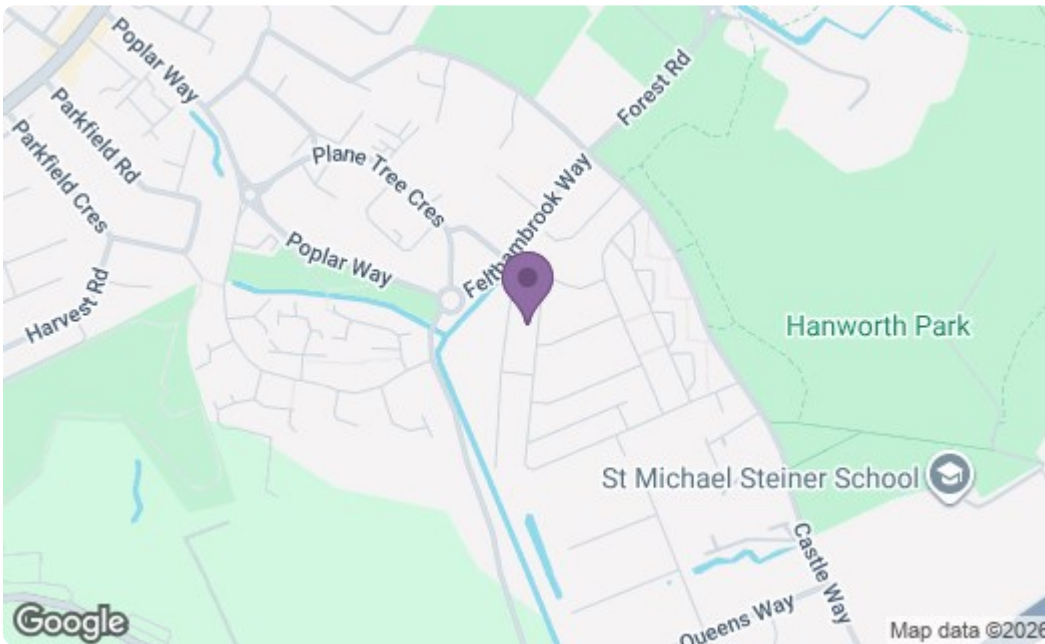
Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075





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.



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			
		69	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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