

32 Saxon Avenue, Feltham, TW13 5JN



Asking Price £420,000 Freehold



LOOKING FOR A PROPERTY WITH GREAT POTENTIAL? THEN THIS IS AN OPPORTUNITY TO ACQUIRE A HOUSE WITH PLANNING APPROVAL AS PER THE APPLICATION NUMBER LISTED OVER. IDEAL FOR INCOMING OWNERS WITH BUILDING EXPERIENCE AND THE FINANCE TO CREATE A HOME TO SUIT THEIR OWN TASTES, WITHIN THE PLANNING APPROVED.

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FOR SALE

It is rare that a property with such potential becomes available to acquire, the accommodation currently consists of two bedrooms, an upstairs bathroom, through living room open plan to kitchen area and a small utility area and toilet to the rear. This property has the benefit of a large plot with space to the side and rear for improvement. Our clients have had planning approved as follows: Erection of a two storey side, single storey rear and part first floor rear extension following the demolition of the existing rear extension and detached outbuilding Application No: P/2024/1102 | Decided: 19 July 2024 Please check with the Hounslow planning website for full details.

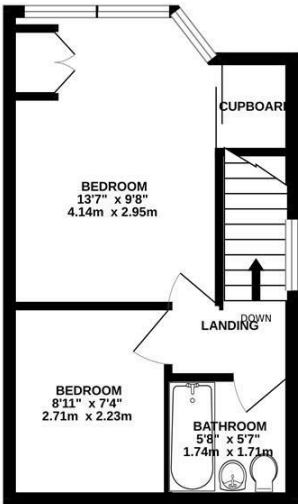
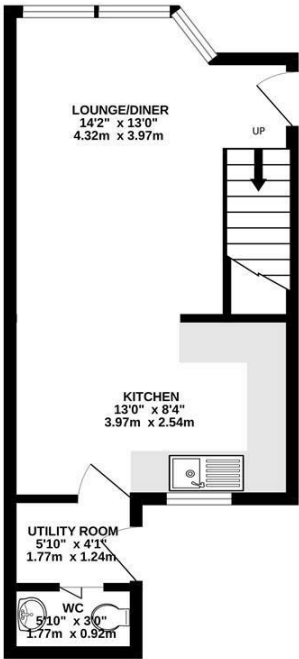
LOCATION:

Saxon Avenue is located close to Feltham, Whitton and Hounslow with the delightful Crane Park Nature reserve is close at hand. Heathrow Airport is within a short drive or bus ride.



GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.

1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq ft. (56.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2012/27/EU	

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.