

**215 Uxbridge Road, Feltham, London TW13 5EL**



**£425,000 Freehold**



**A BEAUTIFULLY PRESENTED, EXTENDED, TWO BEDROOM, TERRACED FAMILY HOME CONVENIENTLY SITUATED, BACKING ON TO HANWORTH PARK, MUCH IMPROVED AND EXTENDED BY THE CURRENT SELLERS IN RECENT YEARS.**

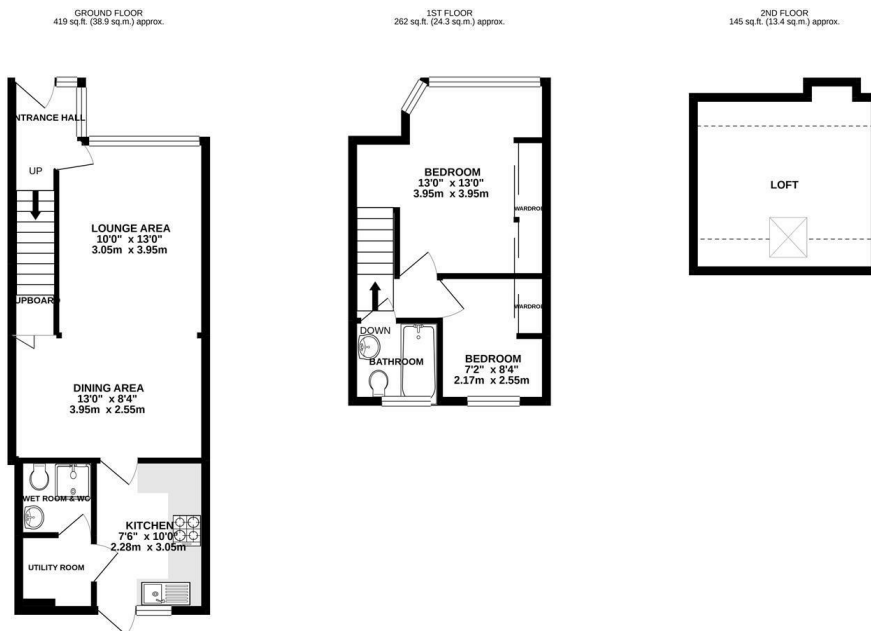
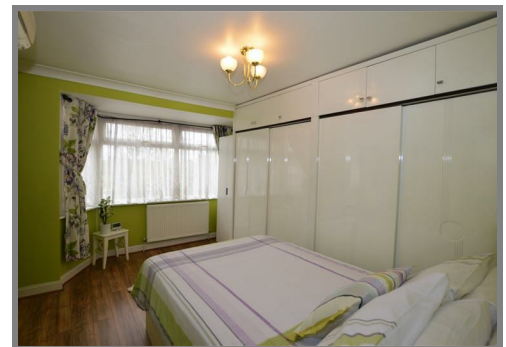
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## FOR SALE:

THIS PROPERTY HAS BEEN MUCH IMPROVED AND EXTENDED BY THE SELLERS AND NOW FEATURES AN ENCLOSED ENTRANCE PORCH WHICH LEADS TO A DOUBLE LENGTH LIVING/DINING ROOM WHICH OPENS ON TO A BEAUTIFULLY PRESENTED, AND WELL PROPORTIONED, FITTED KITCHEN. There is a separate utility room and useful downstairs shower room/WC. Upstairs, there are two bedrooms, both with fitted wardrobes, family bathroom/WC and access to a boarded loft space. Outside, the property is set back from the road with a long front garden and benefits from a south facing rear garden which is laid mainly to lawn and features a brick built out building suitable for a studio, home office or work shop. Rear pedestrian access. There is potential for further extension to the rear and loft (STPP) and Building Regulations. An early viewing is highly recommended to appreciate this delightful family home which is offered for sale in excellent decorative condition.

## LOCATION:

Backing on to Hanworth Park and overlooking sports grounds, this property is ideally situated, less than half a mile from Feltham High Street with its busy shops and railway station. Both Twickenham and Whitton town centres, together with local bus routes to Heathrow and the A316 providing direct access to central London and the M3/M25 corridor are also close to hand.



TOTAL FLOOR AREA: 825 sq.ft. (76.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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. 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.