

## 46 Parkfield Road, Feltham, TW13 7LG



**Asking Price £425,000 Freehold**



**A great opportunity to purchase this 2-bedroom semi-detached bungalow with garage and large sunny garden requiring modernisation with enormous potential to extend and add value. Vacant and No Forward Chain.**

## FOR SALE

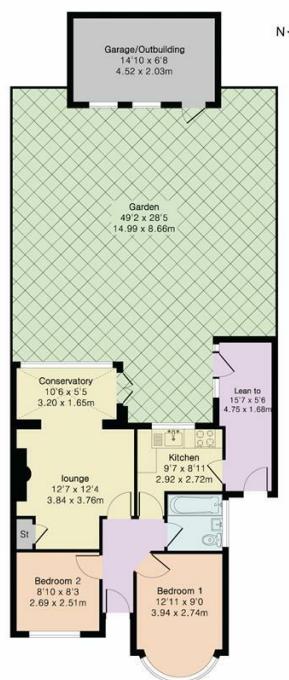
An attractive 2-bedroom semi-detached bungalow being double fronted having an opportunity to upgrade and modernise to your own standard featuring the entrance hall with doors off to 2 double bedrooms, lounge, kitchen, bathroom and a utility room. The garden is sunny aspect with a detached garage at rear. An opportunity not to be missed. No Forward Chain.

## LOCATION

Situated in a desirable and sought after location just minutes from busy Feltham town centre and station.



Approximate Gross Internal Area 764 sq ft - 71 sq m



### PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or inaccuracy. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Milestone**  
RESIDENTIAL

ESTABLISHED 1890

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			
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			

England & Wales EU Directive 2002/91/EC

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*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.*