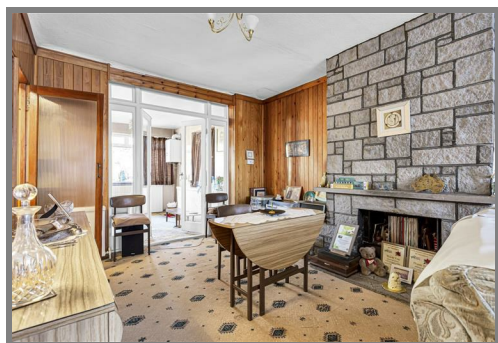


**45 Shelson Avenue, Feltham, TW13 4QS**



**Asking Price £475,000 Freehold**



**An great opportunity to purchase this 3-bedroom end of terrace 1930's home in need of refurbishment having a sunny aspect garden and a double width garage to rear in a pleasant residential road close to Feltham town centre and station.**



# 45 Shelson Avenue, Feltham, TW13 4QS

## FOR SALE

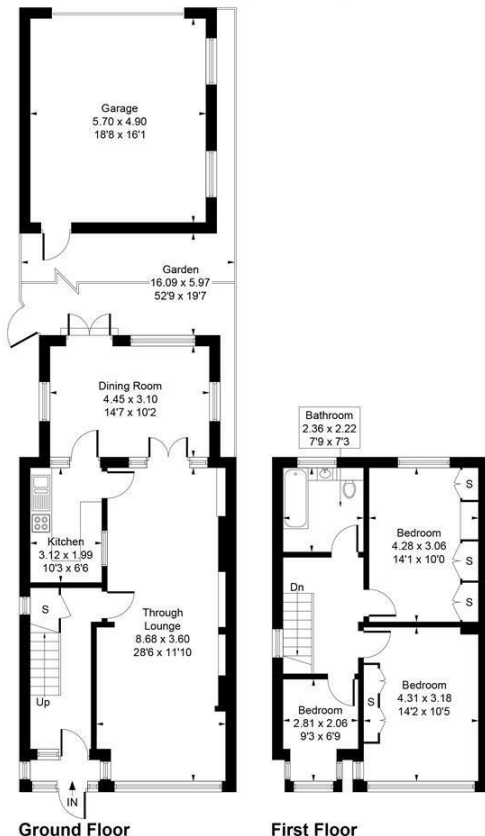
This 1930's end of terrace property provides excellent accommodation and offers a great opportunity to upgrade to your own personal taste having 3 bedrooms, enclosed porch, entrance hall, through lounge dining room, garden room and kitchen. The first floor provides 2 double bedrooms, both with built in wardrobes and a single bedroom. The rear garden is laid to lawn with a double width garage and side vehicular access. The family bathroom is fully tiled and spacious. The property is dated and will require a new kitchen and bathroom together with general redecoration throughout but does offer the perfect chance to refurbish and extend to an impressive family home. No Forward Chain.

## LOCATION

Situated in a desirable residential road just minutes from Feltham High Street and station. Heathrow airport and other local shopping outlets are also close in Staines, Ashford and Sunbury. The M3 and M25 are also close to hand.



Approximate Gross Internal Area = 110.07 sq m / 1185 sq ft  
Garage = 28.47 sq m / 306 sq ft  
Total = 138.54 sq m / 1491 sq ft



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 purchaser.

**Milestone**  
RESIDENTIAL  
ESTABLISHED 1998



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