

The **Frost** Partnership

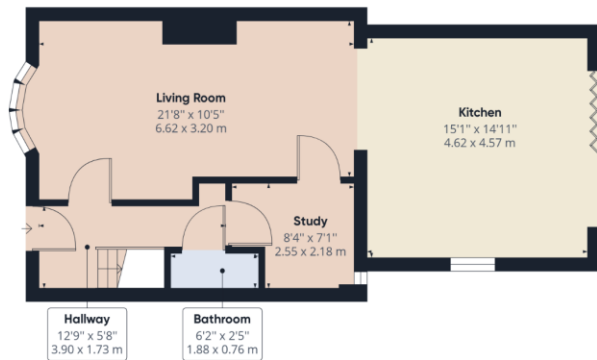
Feltham Sales: T: 0208 890 4225 E: feltham@frostweb.co.uk

16 Vernon Road, Feltham, Middlesex TW13 4LH

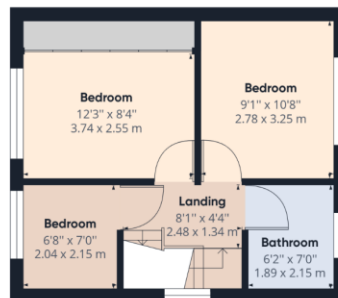
Asking Price £549,950 Freehold



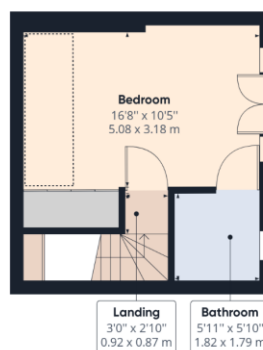
A beautifully presented and extended family home situated in a quiet residential road. The property comprises four excellent size bedrooms, ensuite to the master, a large lounge/diner, beautifully extended kitchen/breakfast room featuring a large range of built-in appliances and bi-fold doors leading onto a large garden, a study room and three bathrooms. Further benefits include off-street parking, walking distance of the High Street and Mainline Train Station, great transport links and great schools nearby. This is a fantastic family home and early viewings are highly recommended. EPC Banding C.



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
 1248.56 ft²
 115.99 m²

Reduced headroom
 36.66 ft²
 3.41 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Council Tax Band:

Hounslow Borough Council, Council Tax Band C being £1,672.46 for 2023/24.

AGENT'S NOTE

Financial Services

We offer you and all our clients the opportunity to consult with independent Financial Services companies. It is your decision whether you choose to deal with one of these companies. Should you decide to use one of them The Frost Partnership will receive a referral fee of up to £300 inclusive of VAT, or a percentage of the fees generated by the Financial Services Company, whichever is the greater. You will not have to pay anything with regard to this to The Frost Partnership

Solicitors

We offer you and all our clients the opportunity to consult with a panel of conveyancing solicitors. It is your decision whether you choose to deal with any of the panel of solicitors. Should you decide to use one of them, The Frost Partnership will receive a referral fee of up to £300 inclusive of VAT from them. You will not have to pay anything with regard to this to The Frost Partnership. In regard to both of the above – we will not discriminate or threaten to discriminate against any client because the person is, is not, or is unlikely to be accepting services that are directly or indirectly offered. We will not discriminate against any person under the definitions of The Equality Act 2010.

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.