

The **Frost** Partnership

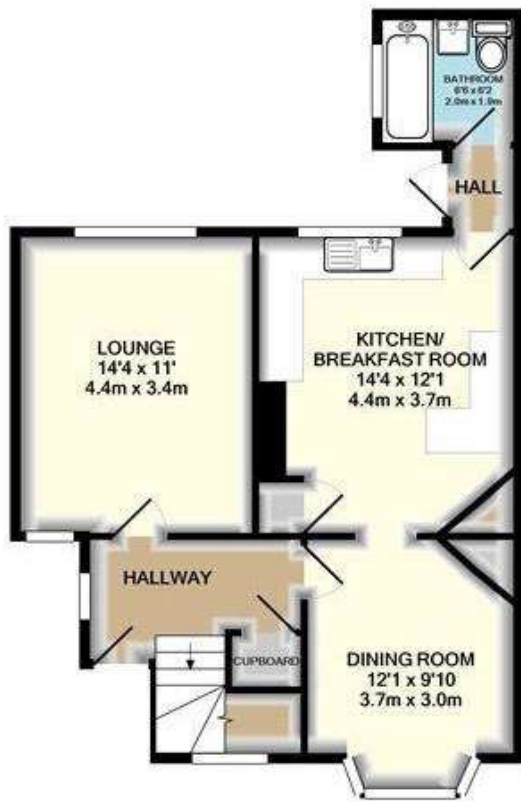
Feltham Sales: T: 0208 890 4225 E: feltham@frostweb.co.uk

12 Southgate Avenue, Feltham, Middlesex TW13 4RX

Asking Price: £435,000 Freehold



A three double bedroom semi-detached family home situated in a quiet cul-de-sac location. The property comprises three double bedrooms, two reception rooms, kitchen/diner and a family bathroom. Further benefits include off-street parking, potential to extend (S.T.P.P.) and no onward chain. Available for completion in November. EPC Rating: E



GROUND FLOOR
APPROX. FLOOR
AREA 579 SQ.FT.
(53.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.1 SQ.M.)

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. 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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Council Tax Band: C

Hounslow Borough Council, Council Tax Band C being £1,513.09 for 2021/22.

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.