



barnard marcus

Trevithick Close, Feltham, TW14 9XJ

Welcome to Trevithick Close, Feltham

A fantastic opportunity to acquire this well-presented two-bedroom semi-detached home, ideally situated in the sought-after Trevithick Close, Feltham. Offering well-balanced accommodation across two floors, together with a useful loft room and approved planning permission for a formal loft conversion valid until 2028, this property presents excellent potential for future growth and added value.

The ground floor comprises an inviting entrance hall, a modern fitted kitchen, and a spacious living/dining room overlooking the rear garden. Upstairs, there are two generous bedrooms and a family bathroom, while the existing loft room provides valuable additional space suitable for storage, hobbies or home working, subject to purchaser requirements.

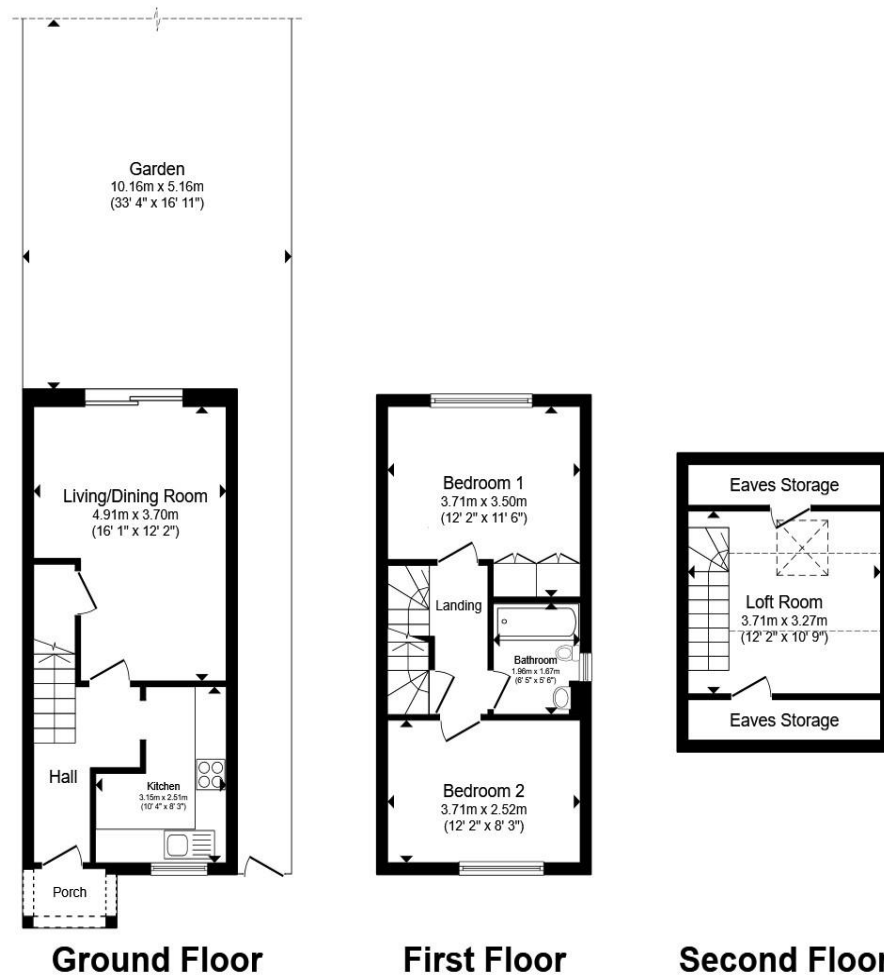
The property has been well maintained, benefiting from newly fitted double glazed windows installed approximately five years ago and a brand-new combi boiler fitted in January 2026, offering improved energy efficiency and peace of mind for the new owner.

Externally, the property enjoys a private rear garden, ideal for entertaining and family enjoyment, together with off-street parking to the front.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Agents Note



Total floor area 73.2 m² (788 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Trevithick Close, Feltham

- TWO BEDROOM SEMI-DETACHED HOUSE
- EXISTING LOFT ROOM
- PLANNING PERMISSION FOR LOFT CONVERSION UNTIL 2028
- BRAND NEW COMBI BOILER INSTALLED JANUARY 2026
- DOUBLE GLAZED WINDOWS FITTED APPROX. 5 YEARS AGO
- PRIVATE REAR GARDEN
- OFF-STREET PARKING
- CLOSE TO FELTHAM STATION, SCHOOLS AND LOCAL AMENITIES

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£440,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL113331



Property Ref:
FEL113331 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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020 8890 4037



Feltham@barnardmarcus.co.uk



4 Parkfield Parade, High Street, FELTHAM,
Middlesex, TW13 4HJ



barnardmarcus.co.uk