

**Shaw
& Co**
ESTATE
AGENTS

£524,950

Lebanon Avenue

Feltham, TW13 6RS

PROPERTY SUMMARY

Nestled within a popular residential area, this delightful and well-maintained 3 bedroom semi-detached house offers great living space making this ideal home for growing families.

Upon entering, you are welcomed into a bright reception room with a dining area and small lean to conservatory. To the first floor you'll find three well-sized bedrooms and bathroom with separate w/c.

One of the standout features of this home is the well maintained rear garden, providing a serene outdoor space for relaxation or entertaining. Additionally, the property includes a garage accessible via a shared drive, along with parking space for two vehicles, ensuring convenience for you and your family.

Located within the area of Feltham, providing great access to local amenities, schools, and transport links within easy reach, making it a desirable area for both families and professionals alike.

In summary, this semi-detached house on Lebanon Avenue is a wonderful opportunity for those looking for a well-kept home in a friendly neighbourhood. With its ample space, lovely garden, and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your own. Available with no onward chain.

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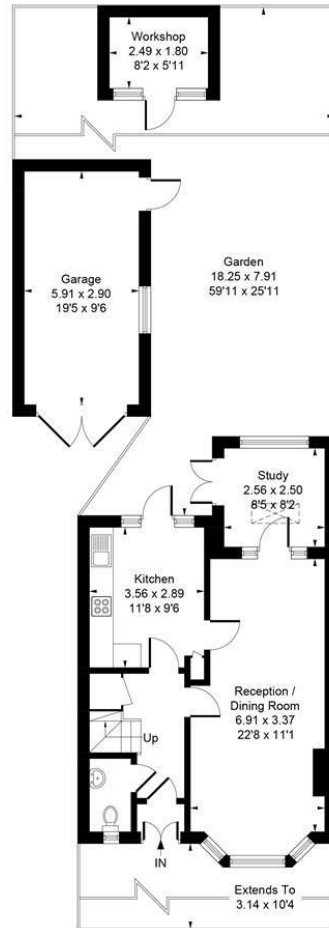


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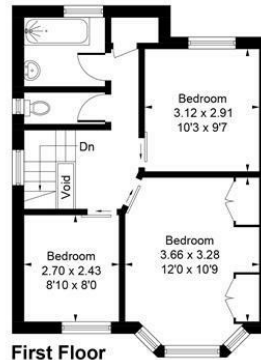




Approximate Gross Internal Area (Excluding Void) = 97.35 sq m / 1048 sq ft
 Garage = 17.74 sq m / 191 sq ft
 Workshop = 4.67 sq m / 50 sq ft
 Total = 119.76 sq m / 1289 sq ft



Ground Floor



First Floor



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.
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LOCAL AUTHORITY

Hounslow

TENURE

Freehold

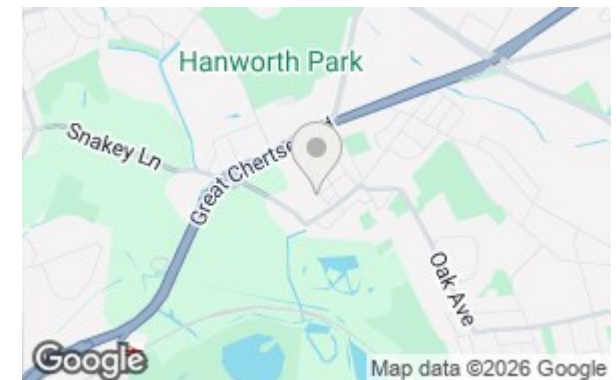
COUNCIL TAX BAND

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VIEWINGS

By prior appointment only

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		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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OFFICE ADDRESS

Whitton
Twickenham
TW2 7LT

OFFICE DETAILS

0208 894 3646
whitton@shawandcoestates.com