

Walton Lane, Shepperton TW17

£785,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to present this superb semi-detached cottage. Perfectly located for Walton on Thames town centre and Shepperton village. This beautiful cottage offers scope for an extension subject to planning permission. Externally there is a large lawn garden which spans around the property. The front entrance leads into a good size hallway with a shower room on the ground floor. Modern fitted kitchen with integrated appliances and door access to patio area. The cottage has a double aspect living room with patio doors onto the rear garden. On the first floor are three bedrooms, two doubles and a single bedroom, modern three-piece bathroom suite. The property also benefits with a parking area for two cars and a double garage. Justa Cottage is a close walk to Walton bridge and River Thames, 1.4 miles to Walton- on- Thames station and 0.8 to Shepperton village.

Detached Double Garage

Modern Fitted Kitchen

No Chain

Semi Detached Cottage

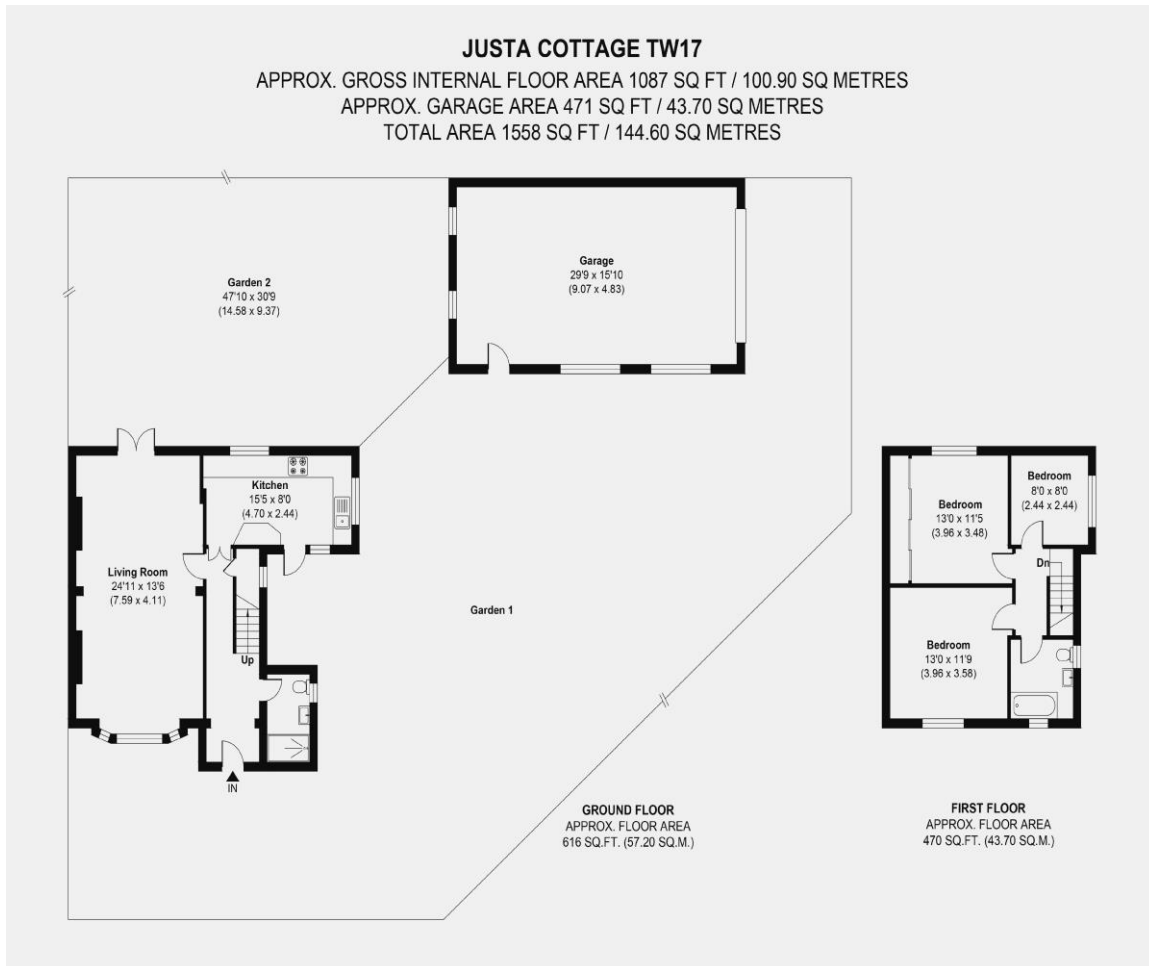
South West Corner Plot

Mains Gas And Electric.

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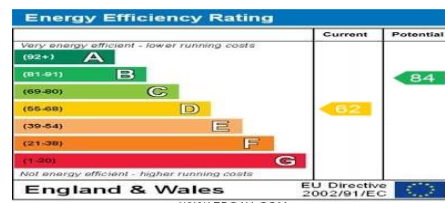


Tenure: Freehold

Council Tax: F

Local Authority:

EPC Rating: D



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.