

TO LET



Charlton Lane, Shepperton, TW17

£2,350.00 PCM

 **4**

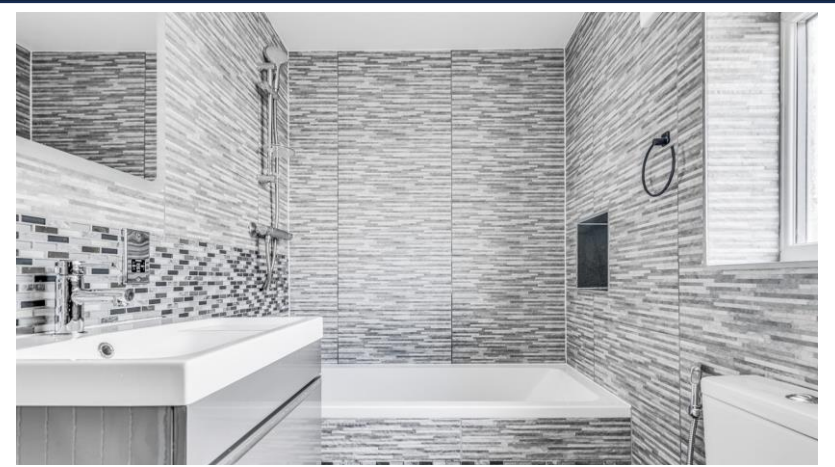
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Property Description

This charming four-bedroom family home, situated on a popular residential road in Shepperton. The location offers a wealth of benefits, including numerous local primary and secondary schools, several green spaces and parks, easy access to The River Thames, multiple mainline train stations, and convenient access to the M3, M25, and A3. This property is available immediately and is being offered unfurnished.

The ground floor features a spacious entrance hallway, a downstairs toilet/shower room, and a recently renovated kitchen with integrated appliances. Additionally, there is a utility room, a second reception room/bedroom, and a large living room with direct access to a well-maintained garden. Upstairs, the first floor boasts a spacious primary bedroom, two further double bedrooms, a contemporary family bathroom, and a separate toilet.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

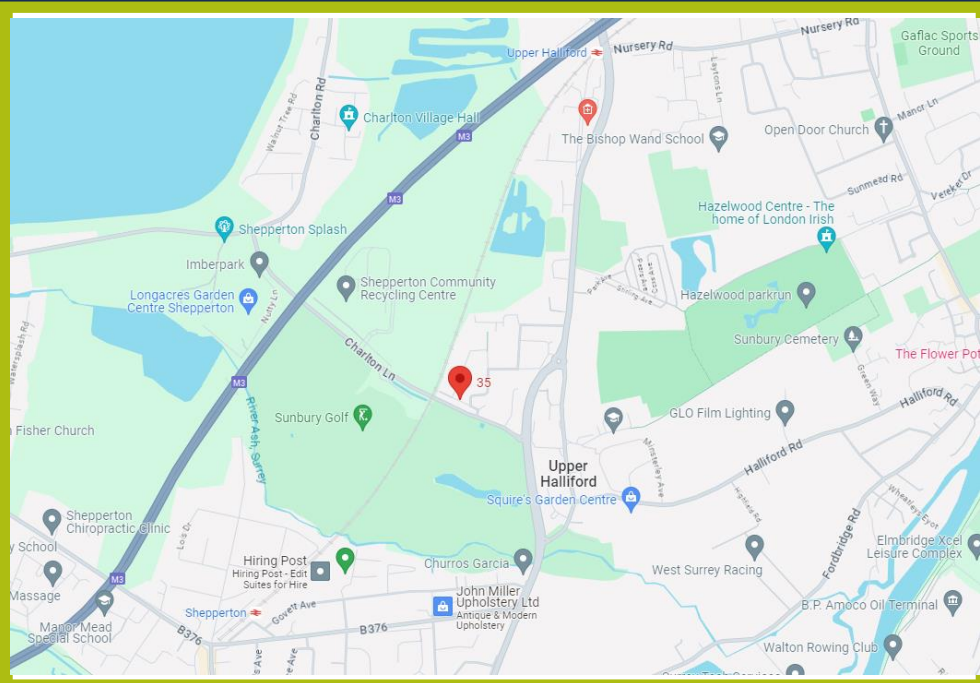
Date Available – 08/08/2024

Holding deposit amount – £542

Security Deposit amount (Five weeks rent) – £2,711.00

Council Tax Band – D

Local Authority – Spelthorne Borough Council



Property Type

House (Terraced)



Construction Type

Brick



Parking

Free Street Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas - Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: NO

Level of Risk: None

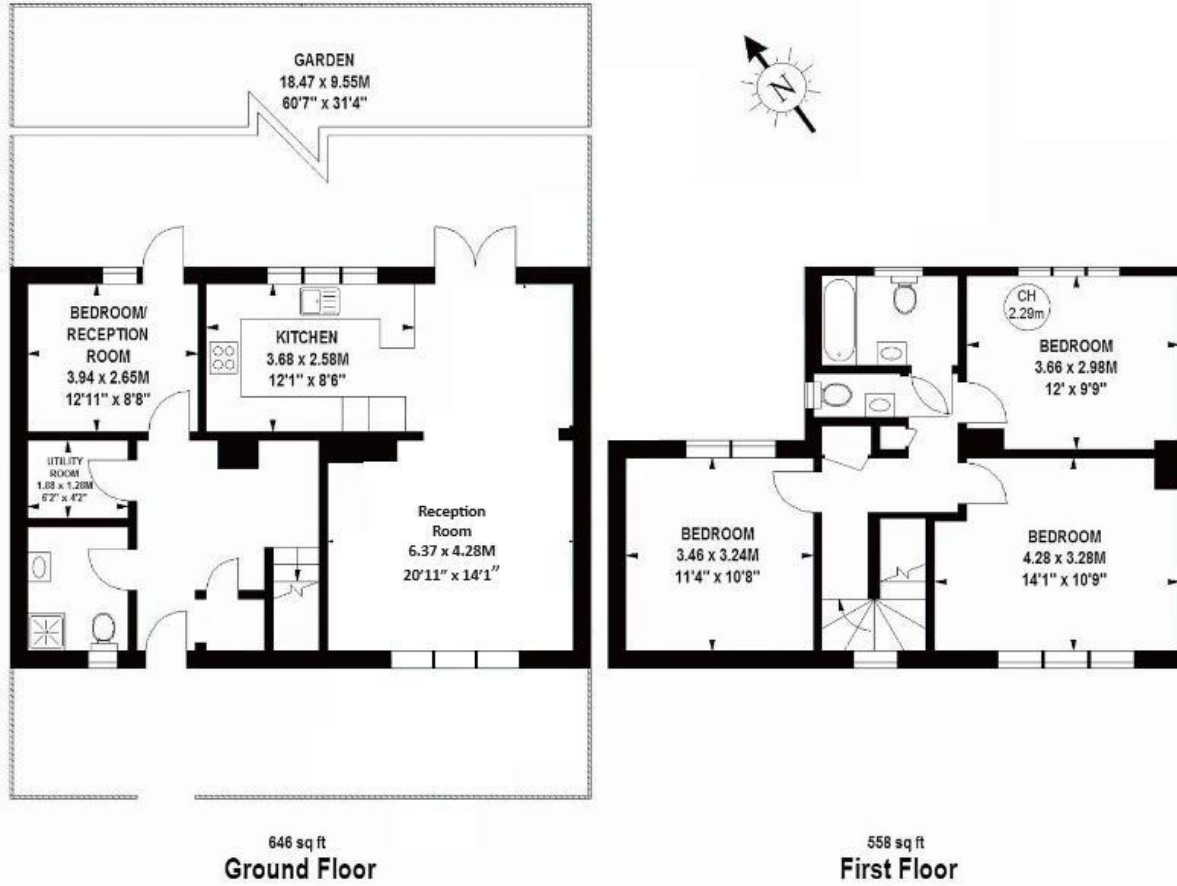


Proposed Development in Immediate Locality?

None

Charlton Lane, TW17

Approximate gross internal area
111.85 sq m / 1204 sq ft



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		84
69-80 C		
55-68 D	61	
39-54 E		

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45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
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Streatham
432/434 Streatham High Road
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