



## 4 Pine Cottages Manygate Lane, Shepperton, TW17 9EJ

Price Guide £339,950

- Refurbished two years ago
- New double glazed sash windows
- Split level apartment
- Rewired throughout and new water tank
- Engineered wood floor

# 4 Pine Cottages Manygate Lane, Shepperton TW17 9EJ

This newly refurbished split-level maisonette boasts 1 reception room, 2 bedrooms, and 2 bathrooms, offering a perfect blend of comfort and style.

Located in a tranquil neighbourhood, this property is ideal for those seeking a peaceful retreat while still being close to local amenities. The split-level layout adds a unique touch, providing a sense of space and privacy.

Whether you're looking for a cozy home or a smart investment opportunity, this maisonette ticks all the boxes. Don't miss the chance to make this lovely property your own in the heart of Shepperton.



Council Tax Band: C





### Storm porch

Black front door leading to the hallway and stairs to first floor.

### Stairs and landing

Carpeted staircase leading to the first floor and landing. Floor to ceiling built in storage cupboards with shelves, doors leading to the lounge and bathroom with further staircase to the second floor and bedrooms.

### Lounge

Light and bright lounge with a large double glazed sash bay window and a further window in the kitchen area. Feature ornate fireplace with marble surround, engineered wood floor, tall ceilings with down lights and open plan to the modern kitchen.

### Kitchen

Open plan modern kitchen that has been well designed with a vast amount of eye and base level cupboards benefiting from integrated cutlery drawer within the pan drawers. Electric eye level oven and built in microwave, induction hob and integrated full size dishwasher. Inset sink, chrome mixer tap situated below a further double glazed window and white Quartz work top with matching splash back. Exposed brick wall creating charm and character with tall ceilings and down lights.

### Bathroom

Floor to ceiling tiled bathroom, hand basin on a pedestal, built in mirror, chrome heated towel rail, low level toilet, white bath with tiled enclosure and thermostatic shower with shower screen, tiled floor, downlights and extractor fan.

### Staircase and landing to top floor

Carpeted staircase leading to the top floor consisting of master bedroom with en-suite and second double bedroom. Loft hatch and two large cupboards, one housing washing machine and the other housing the Megaflo water cylinder.

### Master bedroom

Situated at the front of the property this double bedroom benefits from a double glazed sash window, carpet, discreet eaves storage, downlights and open plan to the en-suite wet room.

### En-suite to master

Modern wet room style en-suite with underfloor heating, tiled walls and floor. Thermostatic shower, extractor, down lights, floating hand basin, built in toilet and heated towel rail.

### Second bedroom

Large double bedroom neutrally decorated, carpet, double glazed window with views of the allotments.

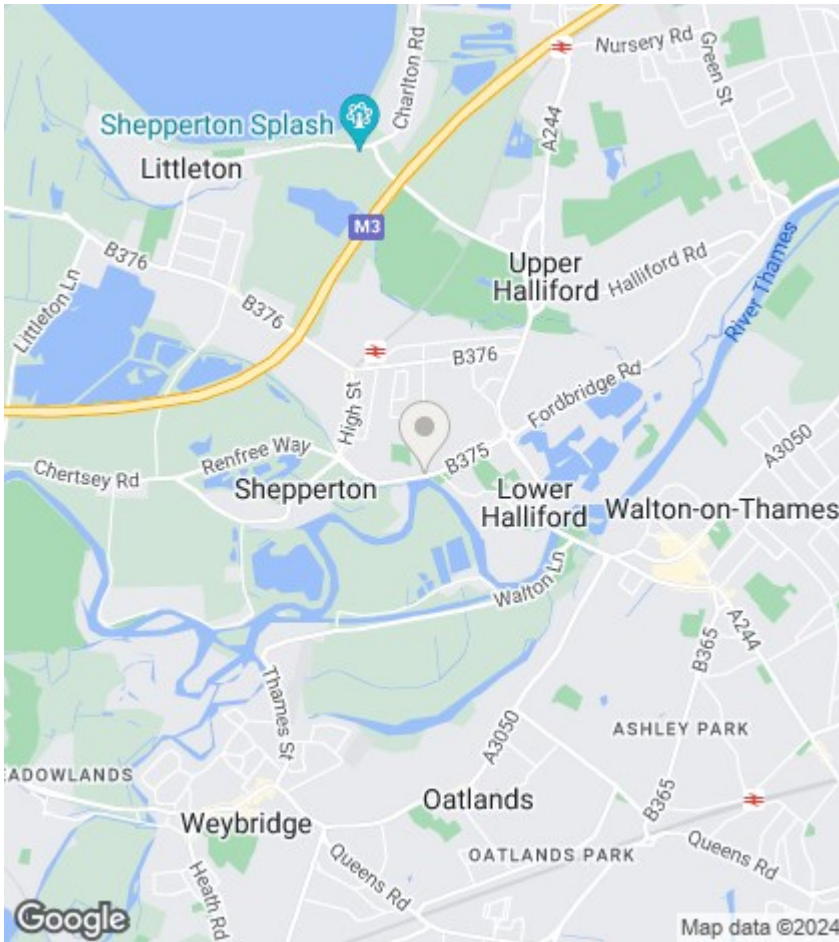
### Parking

One allocated parking at the rear of the property. Share of communal shed.









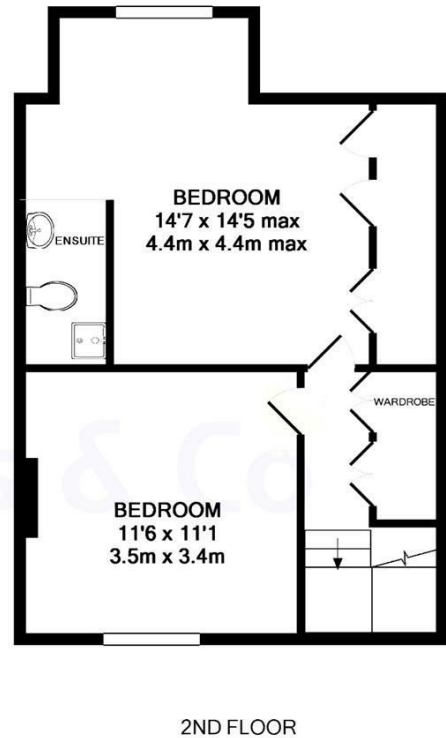
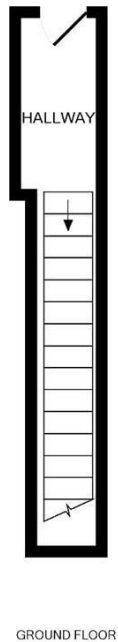
## Directions

## Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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