



The Creek, Lower Sunbury, KT16



## Description:

We are delighted to present this attractive detached chalet located within a quiet private lane in an idyllic location backing onto a picturesque backwater of the river Thames with direct frontage and a private mooring.

Approached via a private lane this most attractive detached chalet boasts fabulous split level, open plan living with vaulted ceiling which takes full advantage of its wonderful position backing directly onto a pretty backwater of the river Thames. Beautifully presented, the accommodation is arranged over two floors with two bedrooms, Storage room, a utility room and shower room to the ground floor with a fabulous master bedroom with feature vaulted ceiling, second double bedroom with a door leading to a superb area in the roof space which is currently used as a gaming area or simply useful storage and a family bathroom with sunken bath.



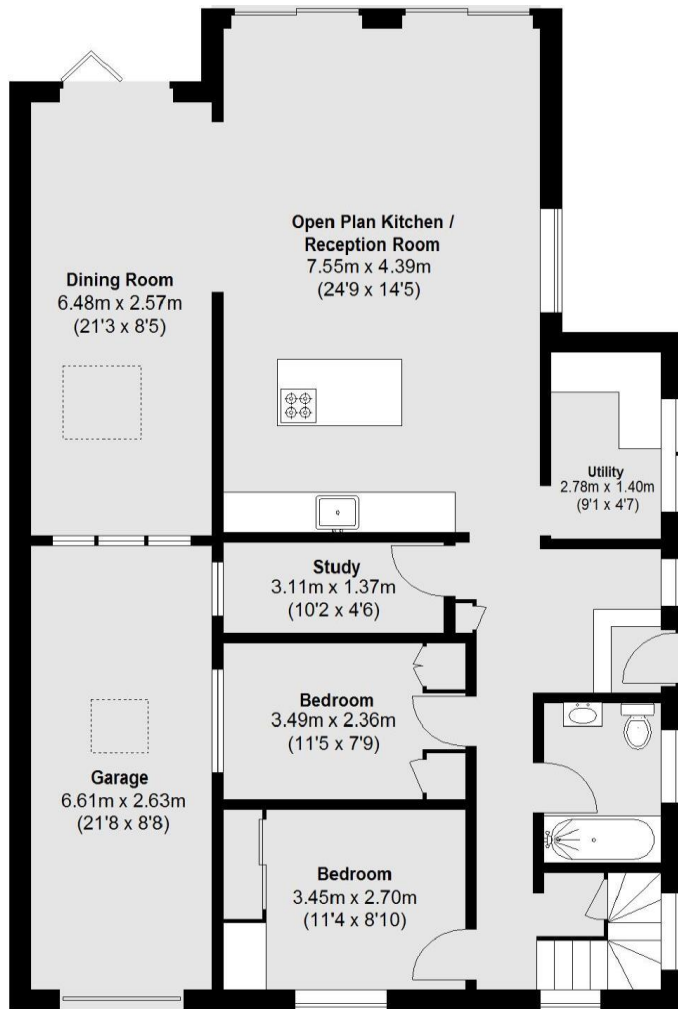
There is a paved driveway leading to an integral garage with additional storage space ideal for storing boats.

Outside a full width split level decking steps down onto a beautifully kept garden which leads down to the river front and a number of seating areas perfect for riverside entertaining and to enjoy the wonderful views.

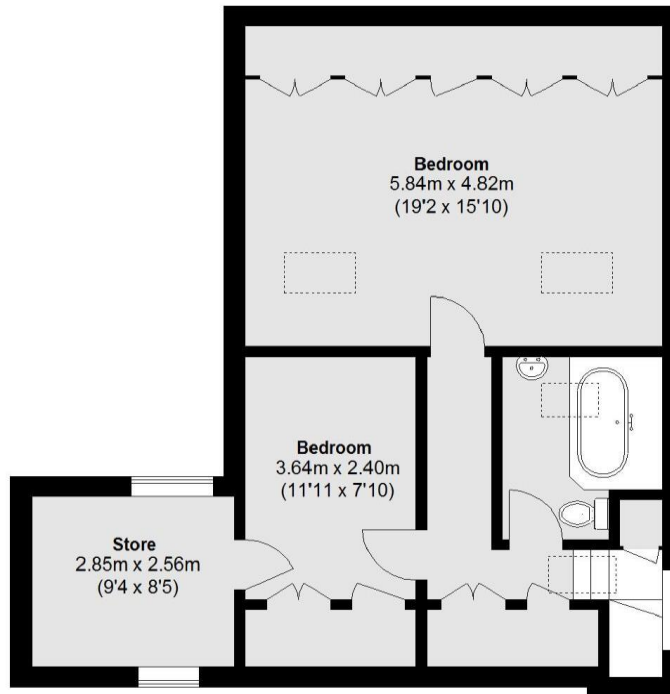








Ground Floor



First Floor

Total area (approx.): 163.02 sq. m (1755 Sq. ft)  
Garage : 17.13 sq. m (184 Sq. ft)

## INFORMATION

**TENURE:** Freehold  
**COUNCIL TAX:** G  
**COUNCIL:** Spelthorne Borough Council  
**EPC:** C  
**PRICE:** £950,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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