



 Absolute Homes

Towpath, Shepperton

Towpath, Shepperton

Description

We are delighted to be marketing this 3 bedroom 3 bathroom home offering style and comfort arranged over 2 floors covering 1415 sq ft of accommodation. Walking in through the impressive front door opens into the open plan entrance hallway. From there is access to the double aspect lounge with floor to ceiling windows and sliding doors leading out onto the raised deck which takes advantage of the River views.

The fully fitted luxury kitchen is open plan from the Lounge and is double aspect to the garden and towards the River with integrated appliances, granite work tops and an array of storage cupboards.

The hallway gives access to a double guest bedroom with ensuite bathroom and a large walk in dressing room. There is a separate utility room also from the hallway.

To the first floor are two further double bedrooms, both with ensuite facilities and one bedroom with views over the towpath and toward the River.

To the front of the property is a gravelled gated driveway offering parking for numerous vehicles, also leading down one side of the property to the rear gravelled garden, with steps upto a raised deck with integrated spa pool.

The gardens themselves are easily maintained and offer many nooks and crannies to enjoy the southerly aspect, including a detached studio for use as an office or extra accommodation and entertaining space.

The present owner had the property built in 2017 by Kingspan Homes, focusing on the eco friendly aspect of modern house building, with high levels of insulation, air source pump heating for the under floor central heating and photovoltaic solar panels all adding to the thermal efficiency of this property. This home is ready to simply move into and enjoy, taking in the many features of the property and gardens and location.

There are a number of schools in Shepperton, with Primary Schooling at St Nicholas Church of England offering co-education between 5 and 11 years old. Saxon Primary School catering for co-education between 4 and 11 years of age. Halliford Boys Independent School for 11-16 year olds and co-education for 6 form 16-18 years old. Thamesmead School co-educating 11-16 year olds.

Shepperton village has a well supported array of shops, restaurants, coffee bars and pubs, together with a bus service accessing numerous towns, including, Cherstey, Walton on Thames, Sunbury, Staines upon Thames, Hounslow and Kingston and the railway station serving London Waterloo (16 miles) taking between 53 and 57 minutes depending on route and has approximately 39 trains a day.

Motorway access to the M25 and M3 are both within a 12 minute drive.



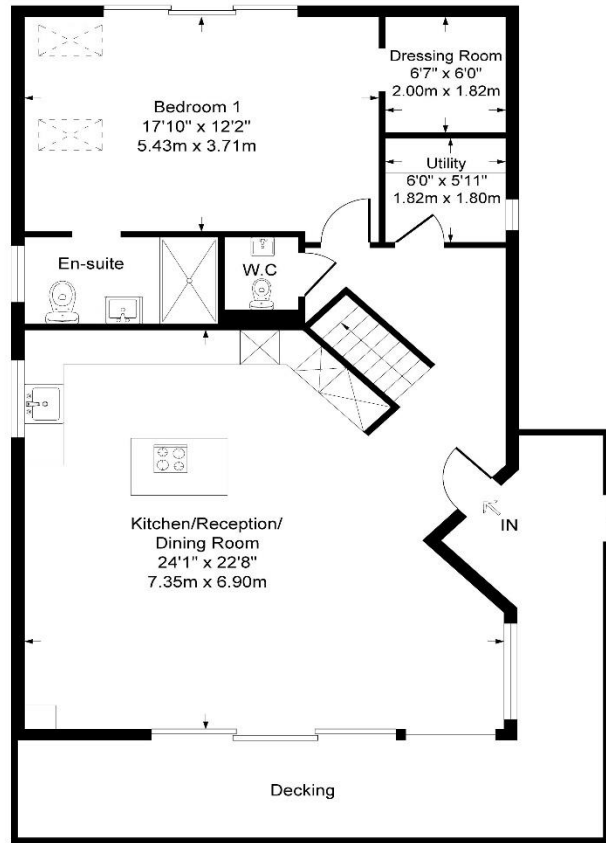


INFORMATION

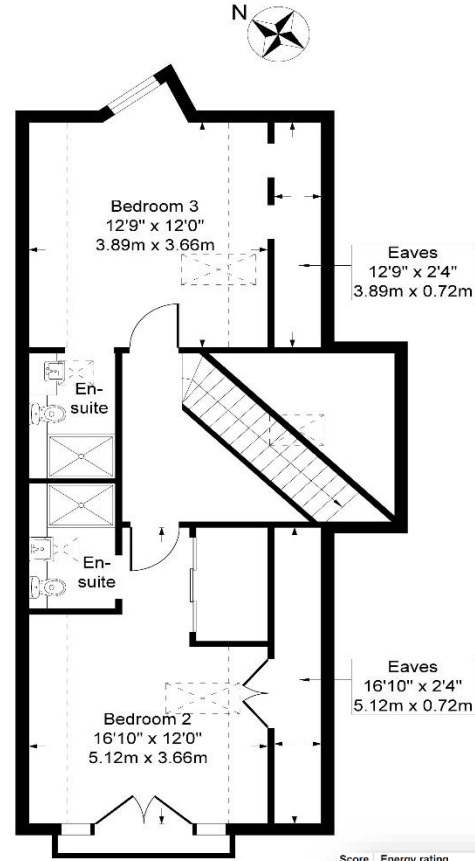
TENURE: Freehold
COUNCIL TAX: F
COUNCIL: Spelthorne Borough Council
EPC: C
PRICE: £1,300,000



**Approximate Gross Internal Area
1415 sq ft - 131 sq m**



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	83 B



absolute-homes.co.uk

01784 557 898

info@absolute-homes.co.uk

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.

