



Absolute Homes

The Lodge, Sunbury-on-Thames



DESCRIPTION:

A rare opportunity to acquire this unique detached cottage-style home, built approximately 30 years ago and presented in excellent condition. Perfectly positioned on a desirable corner plot in Lower Sunbury, this beautifully maintained home offers both character and contemporary living.

Spacious & Stylish Interior

As you step inside, you are immediately struck by the sense of space and light, with a carefully considered layout and high-quality finishes set by the current owner.

The ground floor comprises of a modern fitted kitchen with sleek cabinetry and integrated appliances, ideal for cooking and entertaining.

A spacious reception room, offering a welcoming atmosphere and direct access to the private landscaped rear garden through double doors and a convenient downstairs W.C. for added practicality.

To the first floor are two good sized double bedrooms, both designed to provide comfort and tranquility, a contemporary bathroom suite, complete with a separate shower.

Outdoors the beautifully landscaped and private South West facing rear garden is a perfect retreat for relaxation or alfresco dining.

The property benefits from off-street parking for two vehicles, conveniently located at the rear.

Prime Location & Excellent Transport Links

Located in the sought-after area of Lower Sunbury, this home enjoys easy access to rail links at Sunbury Station, providing direct routes to London Waterloo.

Proximity to Kempton Racecourse, offering exciting race days and events.

Riverside walks and open green spaces nearby, perfect for outdoor enthusiasts and nature lovers.

This charming, turnkey home is ideal for professionals, downsizers, or small families seeking a peaceful yet well-connected location. A must-see property offering a blend of modern convenience and timeless appeal.



INFORMATION

TENURE: Freehold
EPC: C
PRICE: £539,950
COUNCIL: Spelthorne Borough Council
COUNCIL TAX: Band E





Total Floor Area = 72 sqm / 792 sqft

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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.

