



 Absolute Homes

St Nicholas Drive, Shepperton, TW17

Description:

We are delighted to present this attractive, contemporary and well-maintained four-bedroom family home, ideally positioned in one of Old Shepperton's most desirable residential roads. Offering 1,318 sq ft of living space across two floors, plus a garage, this property is just a short walk from the charming village centre with its selection of shops, eateries, and amenities.

The accommodation is thoughtfully arranged and perfectly suited to modern family life. Upon entering, you are welcomed into a bright and spacious L-shaped lounge with dual-aspect windows offering pleasant views over the front garden. A significant addition to the home is the beautifully designed single-storey rear extension, which creates a stunning kitchen and family room — a true heart of the home — with full-width views and access to the garden and tranquil lake beyond.

Completing the ground floor is a useful utility room and a well-placed cloakroom, providing practicality and convenience for daily living.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom benefits from its own en suite shower room, while the remaining three bedrooms are served by a modern family bathroom.

The rear garden is a peaceful and private outdoor space, mainly laid to lawn and meticulously kept. It opens directly onto an area of lakeside garden owned by the current residents, approximately 50 feet in depth, which, although unfenced to preserve the natural setting, offers uninterrupted views across the wooded banks and serene waters. This unique position not only enhances the garden's appeal but also grants direct access to the separately privately owned lakes, where residents are permitted to enjoy leisurely walks and enjoy the beauty of this protected environment.

This property is ideally situated for families, with several highly regarded schools nearby, including St Nicholas Church of England Primary, Saxon Primary School, Halliford Independent Boys' School, Thamesmead School, and other sixth-form options.





Description cont/...

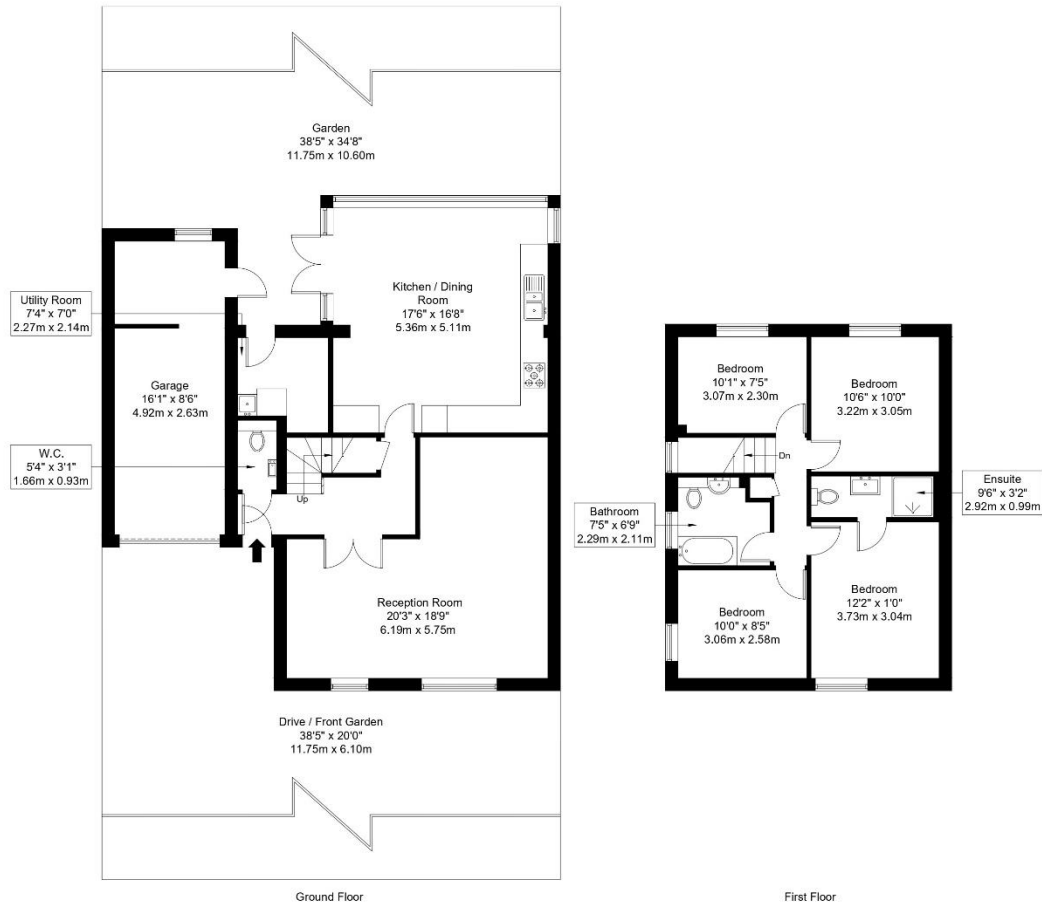
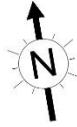
Shepperton village offers a strong community feel and an excellent selection of local amenities including shops, restaurants, cafés, and traditional pubs. Public transport is well catered for, with a reliable bus network connecting to surrounding towns such as Walton-on-Thames, Sunbury, Kingston, and Staines-upon-Thames. Shepperton Railway Station provides direct services to London Waterloo in approximately 53–57 minutes, with up to 39 trains a day. For those commuting by car, the M25 and M3 motorways are both accessible within a 12-minute drive.

This is a rare opportunity to acquire a lakeside home in a peaceful and well-connected location. Early viewing is highly recommended to appreciate the lifestyle and setting this home has to offer.





Approx Gross Internal Area = 122.43 sq m / 1318 sq ft
 Garage = 18.41 sq m / 198 sq ft
 Total = 140.84 sq m / 1516 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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