



Absolute Homes

Bowater Gardens, Sunbury-on-Thames, TW16

Description:

Tucked away in a peaceful cul-de-sac in the heart of Sunbury on Thames, just moments from the River Thames, local schools, shops, and an array of pubs and restaurants, is this four/five-bedroom family home offering both space and versatility across three floors.

Covering 1,227 sq ft internally, the property is well presented with versatile accommodation. The ground floor includes a welcoming lounge with doors to the garden, a fitted kitchen, guest cloakroom, and useful storage. The first floor offers two generous double bedrooms (one with en suite), a further single bedroom, and a family bathroom, while the top (second) floor features a superb suite comprising a large bedroom/living space, an additional bedroom, and a shower room — ideal as a self-contained area for guests, older children, or extended family.

Outside, the south-facing rear garden provides a secluded retreat with lawn, panelled fencing, and a large summer house with power, offering an additional 122 sq ft of space, perfect as a home office or studio. To the front, there is ample driveway parking for several cars leading to a private garage that belongs to the property, this has 145 sq ft of space for storage, use as a workshop or for a vehicle.

Bowater Gardens enjoys an enviable position with easy access to Sunbury station (London Waterloo approx. 50 minutes), as well as excellent road connections via the A3, M3, M4, and M25. This is a superb opportunity to secure a substantial home in one of the areas most desirable locations.

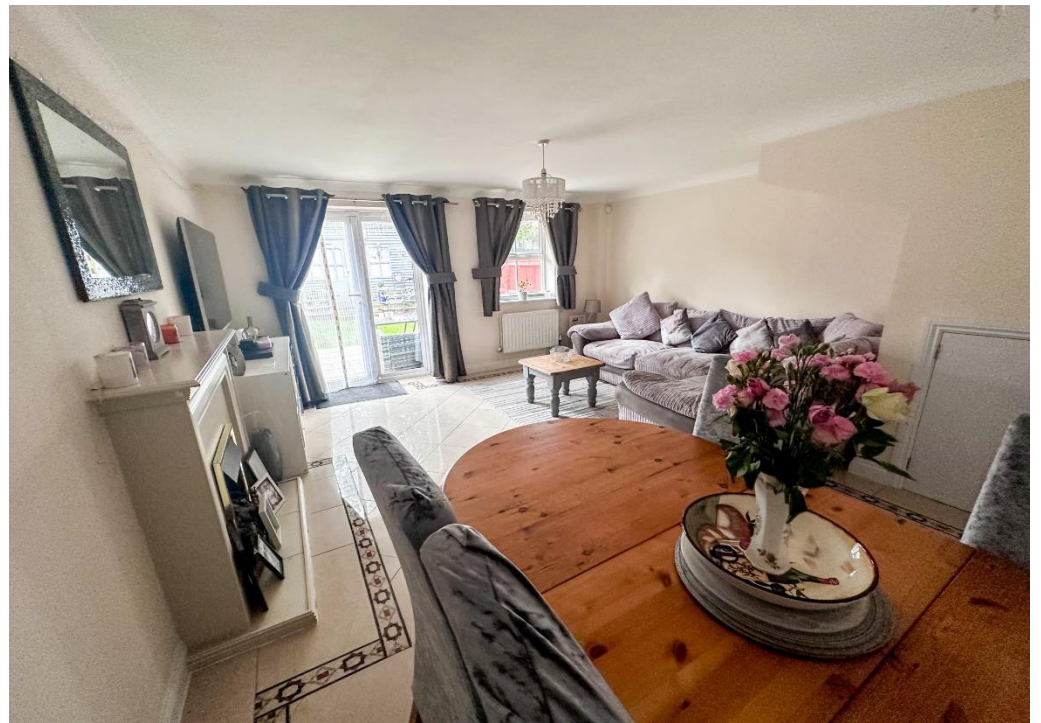
We strongly suggest early viewing to appreciate what this family home has to offer.





INFORMATION

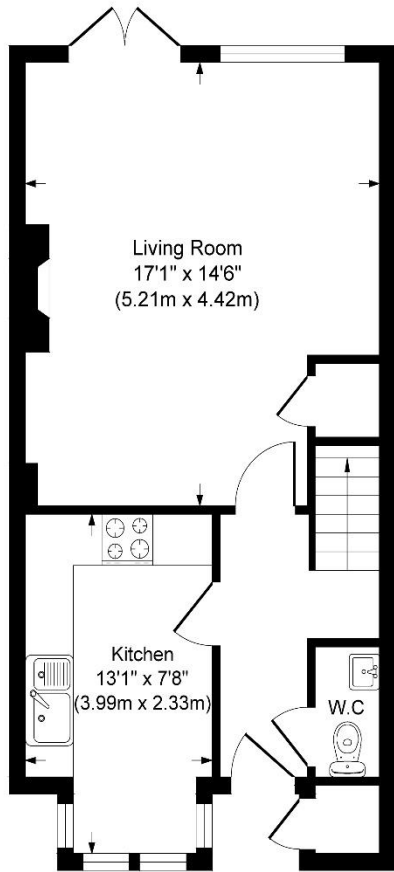
TENURE:	Freehold
COUNCIL:	Spelthorne Borough Council
COUNCIL TAX:	Band E
EPC RATING:	C
PRICE:	£635,000



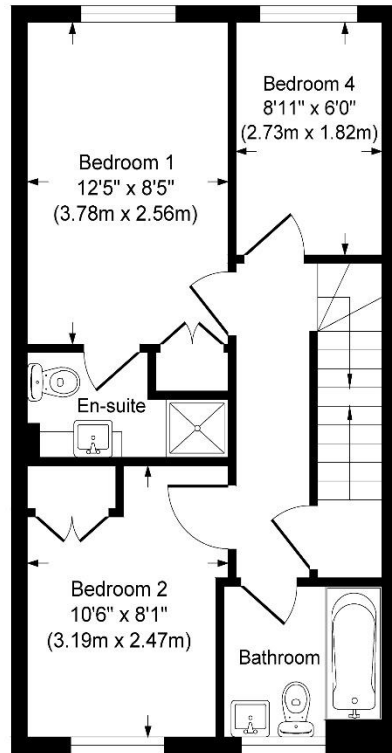




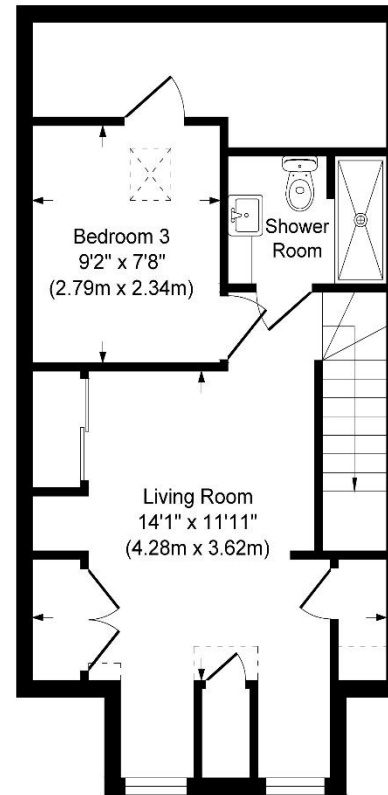
Approximate Gross Internal Area = 1227 sq ft - 114 sq m
 Garage Area = 140 sq ft - 13 sq m
 Outbuilding Area = 118 sq ft - 11 sq m
 Total Area = 1485 sq ft - 138 sq m



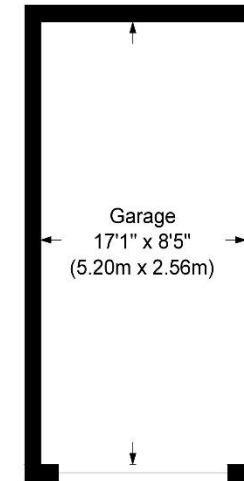
Ground Floor



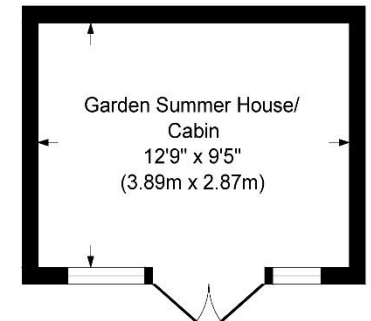
First Floor



Second Floor



Garage



Outbuilding

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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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, floor plans, 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.

