



Towpath, Shepperton





## Description:

We are delighted to be marketing this 3 bedroom 2 bathroom home offering style and comfort arranged over 1,415.4 sq.ft. of accommodation. Walking in through the double front doors opens into the vaulted ceiling dining hall with feature exposed brick fireplace. From there is access to the double aspect lounge with a feature open solid fuel fireplace and views of the River Thames. There are double doors leading out onto the raised deck which takes advantage of the River views.

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









The inner hallway gives access to the double aspect Master Bedroom with ensuite bathroom and two further bedrooms which share a fully tiled contemporary shower room. There is a separate utility room also giving access to the rear garden.

To the front of the property is a gravelled carriage driveway offering parking for numerous vehicles, also leading to a carport and garage. The gardens themselves are very well maintained and offer many nooks and crannies to enjoy the southerly aspect, including a charming summer house offering additional entertaining space.

The present owner has modernised, renovated and re-decorated this home to a high and exacting standard allowing a new owner to simply move in and enjoy this amazing home 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, Chertsey, 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.

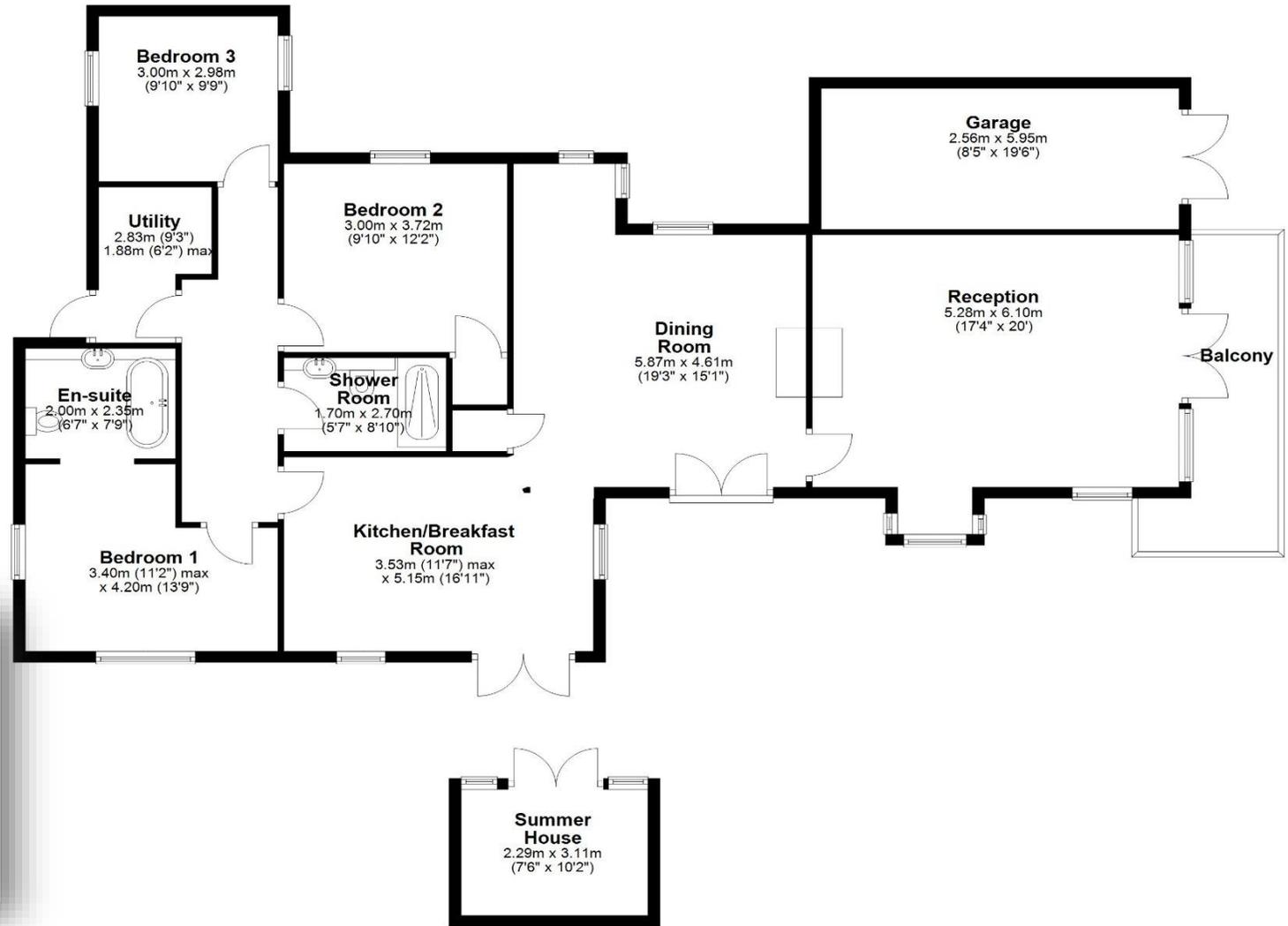
Motorway access to the M25 and M3 are both within a 12 minute drive.



**Ground Floor**  
Approx. 131.5 sq. metres (1415.4 sq. feet)

**Information:**

**Tenure:** Freehold  
**Council Tax:** Band G  
**Council:** Spelthorne Council  
**EPC:** D  
**Price:** £1,250,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 131.5 sq. metres (1415.4 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

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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