

Milestone

RESIDENTIAL

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39 Catherine Drive, Sunbury-On-Thames, TW16 7TE



Asking Price £465,000 Freehold



A 3-bedroom semi-detached property having own drive and garage requiring some updating close to town centre and station with no forward chain.

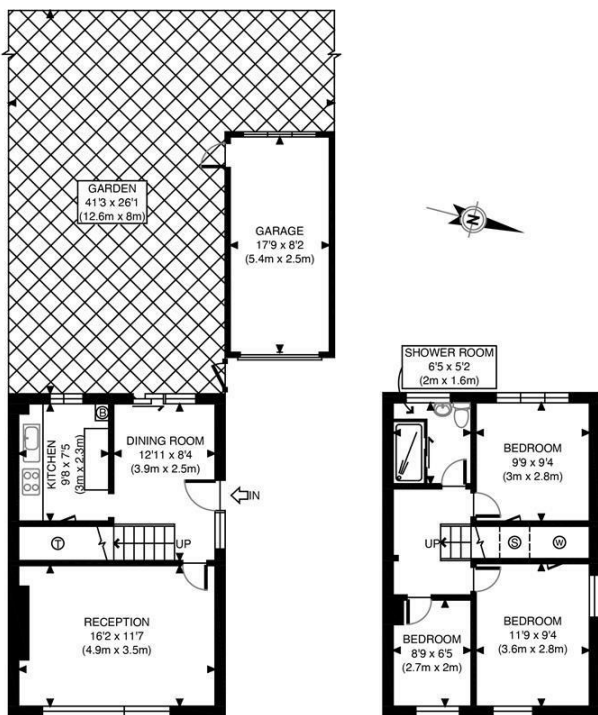
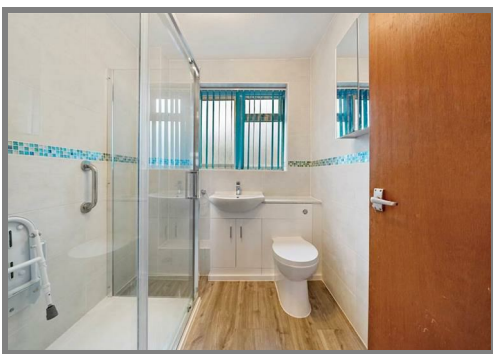
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FOR SALE

An opportunity to buy this pleasant 3-bedroom semi-detached home that does require some updating providing an entrance hall with access to a front living room and access to kitchen and dining room having patio doors to sunny garden and garage. The first-floor features 3 good sized bedrooms and a modern bathroom. The garden is sunny aspect and secluded with detached garage and own drive. With no forward chain a viewing is highly recommended.

LOCATION

Situated in a desirable residential road just moments from public open space and a short walk to Sunbury Cross shops with M&S food hall and Tesco superstore. Sunbury station is also close to hand together with access to the A316 to Richmond and London and the M3/M25 motorway system



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 403 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 404 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 952 SQ FT / 88 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 807 SQ FT / 75 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Catherine Drive
 date 14/1/2023
 photoplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.