

17 Helgiford Gardens, Sunbury-On-Thames, TW16 7NB



Asking Price £525,000 Freehold



Classic Semi-Detached Residence in Private Cul-de-Sac – Exceptional Potential & South-Facing Garden.

Nestled within a tranquil private road cul-de-sac, this bright and airy three-bedroom semi-detached home blends privacy, elegance, and outstanding potential.

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For Sale

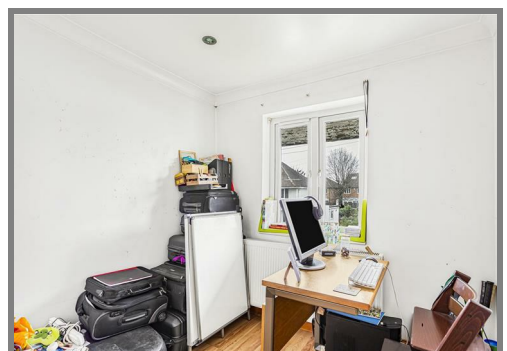
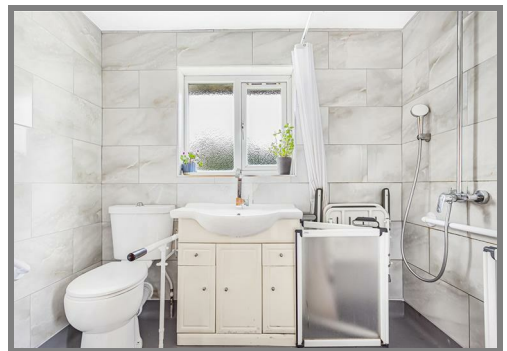
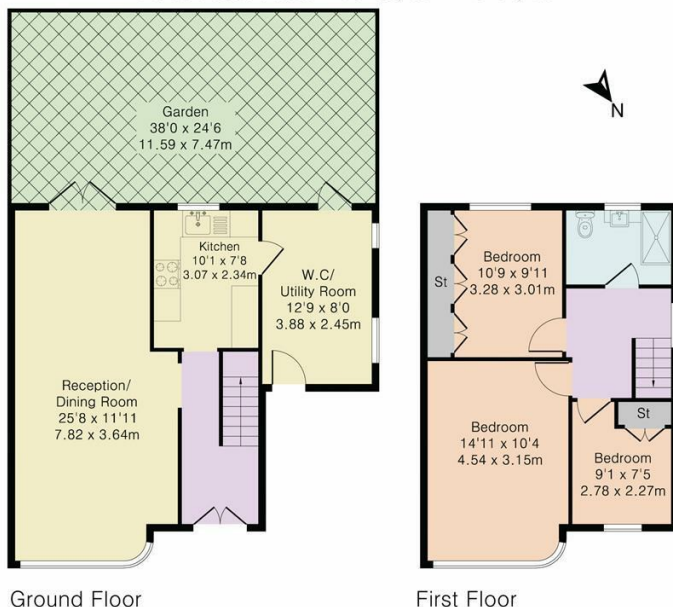
Set in one of Sunbury-on-Thames' most peaceful residential enclaves, the property benefits from a sun-drenched south-facing garden and offers scope to extend (STPP), making it ideal for those seeking a bespoke family home. The interior features light-filled, well-balanced living spaces including a contemporary kitchen and refined reception areas. To the rear, the south-facing garden provides the perfect setting for outdoor entertaining, gardening, or future expansion—offering all-day sun and a sense of seclusion.

Location

Situated within a quiet, no-through road, the home offers a rare combination of serenity and convenience, close to sought-after schools, green spaces, and excellent commuter links.



Approximate Gross Internal Area 976 sq ft - 90 sq m
Ground Floor Area 541 sq ft - 50 sq m
First Floor Area 435 sq ft - 40 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	90	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	56	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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.