

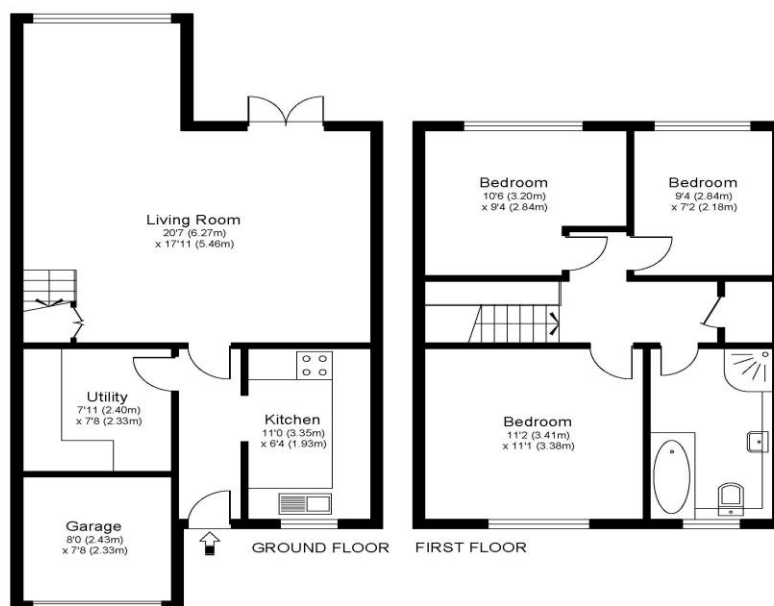


6 Heatherlands Sunbury-On-Thames Surrey TW16 7QU

Guide Price £395,000



HEATHERLANDS, SUNBURY ON THAMES, TW16



Approximate Gross Internal Floor Area:	86 m sq /	926 sq ft
Garage Area:	6 m sq /	61 sq ft
Total Area :	92 m sq /	884 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A fantastic opportunity awaits to acquire this freehold three-bedroom terraced home located in a sought-after cul-de-sac within Sunbury-on-Thames. Offered to the market with the significant benefit of no onward chain, this property is perfectly poised for a buyer looking to put their own stamp on a family home. In need of some love and modernisation, this home is the ideal project for those eager to create their dream living space. The ground floor boasts a generously sized L-shape living space to the rear, offering great flexibility for relaxing and dining. The property features a kitchen to the front and benefits from a practical large utility room to the side, which is a conversion of roughly half the original garage space. Upstairs, you will find three decent-sized bedrooms and a well-equipped family bathroom featuring both a bath and a walk-in shower unit. Further benefits include a large upstairs storage cupboard, loft access, off-street parking, and a useful half garage for extra storage, all complemented by a small, manageable rear garden. Nestled in a quiet Sunbury cul-de-sac, the property offers superb transport links, being situated not far from Sunbury Cross and providing easy access to the M3, making it an excellent location for commuters and families within the Sunbury on Thames area. EPC Rating TBC.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.