

# SNELLERS

ESTATE AGENTS

---



## Heritage Close, TW16

£985,000

Enviably located in this private gated development is this beautifully presented, four bedroom semi detached family home offering approximately 1886 sq.ft of adaptable living space including an integrated garage and off-street parking.





Arranged over three floors and presented to a high standard throughout the accommodation offers a welcoming entrance hallway, a downstairs W.C, an integrated garage and a spacious kitchen/dining room leading onto a bright and airy conservatory and private and secluded garden with a storage shed to the rear.

On the first floor there is a large reception room spanning the full width of the property, the principal bedroom includes built-in wardrobes and an en suite bathroom. On the top floor there are two generous double bedrooms, a family bathroom and a single bedroom currently used as a study/home office.

Positioned within an exclusive gated development, Heritage Close is an ideal location for families as the property is surrounded by a number of Ofsted rated good and outstanding state schools. It is also perfect for those looking for access in and out of London with the A316 and Sunbury station moments away. The River Thames, Lower Sunbury and its amenities are also nearby.

- Semi Detached • Garage & Parking • Gated Development •
- Four Bedrooms • Two Bathrooms • Private Garden •

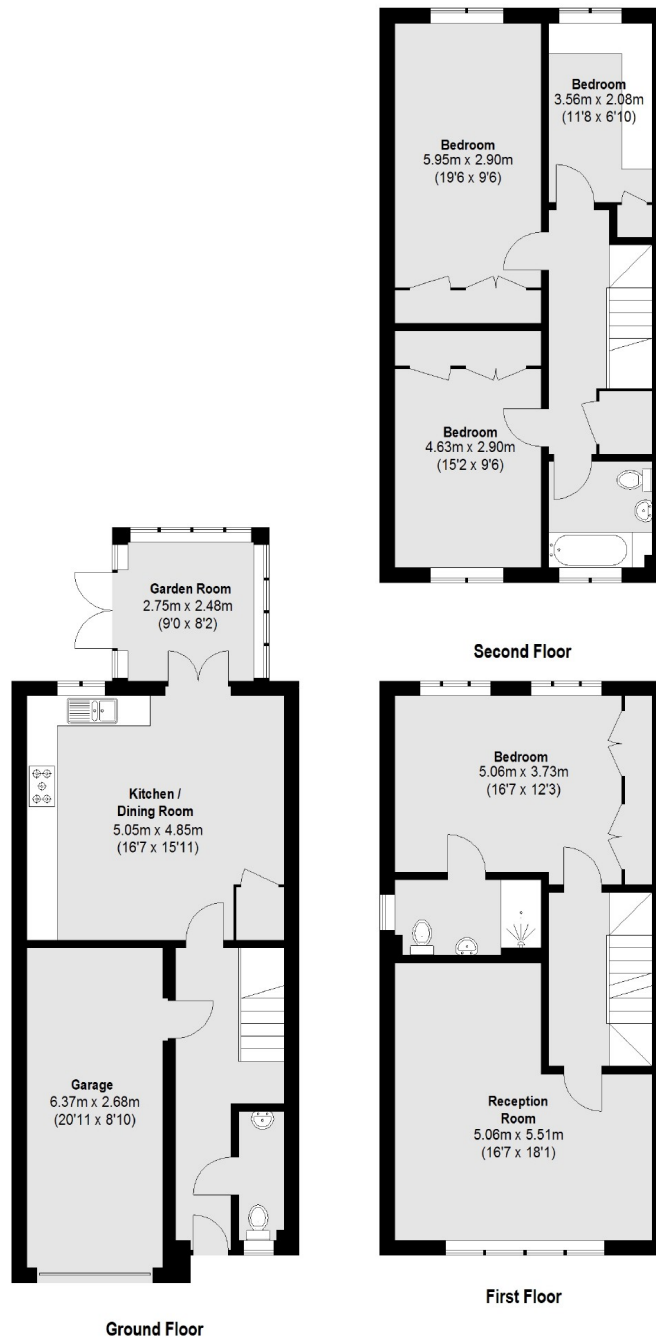






# SNELLERS

ESTATE AGENTS



Total area (approx.): 175.2 sq. m (1886 Sq. ft) (Including Garage)

Snellers Hampton Hill Sales  
197-201 High Street  
Hampton Hill  
TW12 1NL  
020 8783 0083  
hamptonsales@snellers.co.uk

Energy Rating: C We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order