



River Ash Estate, TW17

£1,200,000

Waterview



A beautifully presented riverside home with an impressive open-plan living area and full-width bi-fold doors to a riverside garden and 35ft mooring.

Nestled beside Shepperton Marina and the Holiday Inn, River Ash Estate is located on Felix Lane, a private road that runs parallel to The Thames opposite The Anglers of Walton and The Swan pubs.





Accommodation is made up of an entrance hall leading to the impressive 28ft open-plan living space which incorporates a stylish integrated kitchen with island/breakfast bar, dining area, and large reception space. The full-width bi-fold doors retract onto the garden and river mooring. Also on the ground floor is a spacious double bedroom with en-suite, beautiful family bathroom, separate bedroom currently used as a home office. The house is well insulated and the entire bottom floor has underfloor heating.

On the first floor the principal bedroom has access to a covered balcony offering fantastic river views, an en-suite and a large walk-in dressing room. There is a further double bedroom with built-in wardrobes on this level. To the front of the house there is an off-street parking space and a garage. A gate leads to the front of the house with an enclosed walled garden. To the riverside the south-facing garden has a patio tiled entertaining area featuring a built-in outdoor kitchen/BBQ, large lawned area and full-width glass balustrade to the 35ft mooring.

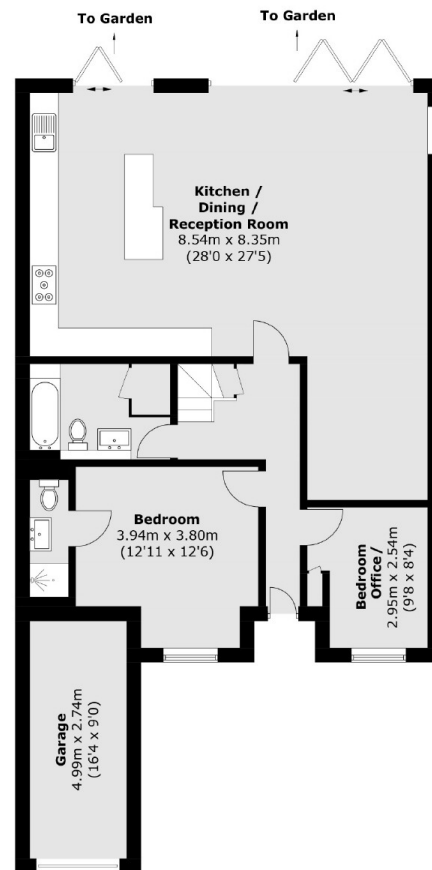
## Features

Riverside Home  
Beautifully Presented  
Three Bedrooms  
Home Office/Bedroom 4  
35ft Mooring  
South Facing

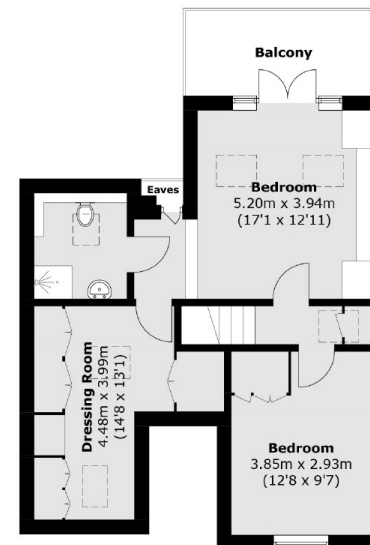




# River Ash Estate, Shepperton, TW17



**Ground Floor**



**First Floor**

Total area (approx.): 145.0 sq. m (1,560.8 sq. ft)  
Garage : 10.1 sq. m (108.7 sq. ft)  
Balcony : 7.4 sq. m (79.6 sq. ft)

## Contact

To arrange a viewing call our office on the number below or visit our website.



Regulated  
Estate Agent  
and Letting Agent

Energy Rating: . 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.



