



- NO CHAIN
- SEMI DETACHED FAMILY HOME
- OPEN PLAN LIVING/DINING ROOM
- SEPARATE LIVING ROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER DOUBLE BEDROOMS
- THREE BATHROOMS/SHOWER ROOMS
- GENEROUS SOUTH FACING REAR GARDEN WITH OPEN OUTLOOK
- NUMEROUS OUTBUILDINGS
- OFF STREET PARKING
- WELL REGARDED RESIDENTIAL ROAD
- EPC RATING BAND C

Council Tax

Spelthome Borough Council, Tax Band D being £2,412.78 for 2025/26

Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

Agent note Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and obes not form part of any contract as the details are prepared as ageneral guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electic). Room sizes should not be relied upon for carpets or funishing nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any

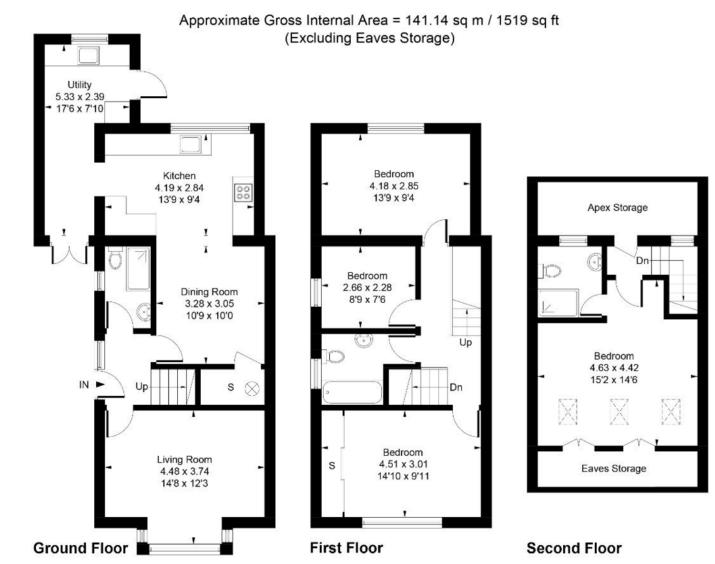
Ideally located within walking distance of Sunbury Mainline Station and Sunbury Cross. This spacious family home is perfectly positioned close to local bus routes, highly regarded schools and a range of amenities.

Upon entering you're welcomed by a generous front facing lounge. To the rear, the property features a convenient ground floor shower room and an open plan kitchen/dining area that flows seamlessly into a versatile utility room, offering direct access to both the front and rear gardens.

The first floor comprises three well proportioned double bedrooms one of which includes fitted wardrobes and a modern family bathroom.

The loft has been thoughtfully converted to create a large master bedroom, complete with an en suite shower room and ample built in storage.

Additional benefits include gas central heating, off street parking and under floor heating in the kitchen and utility. This well appointed property offers flexible living space in a highly sought after location-early viewing is highly recommended.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.



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