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THE ESTATE AGENTS

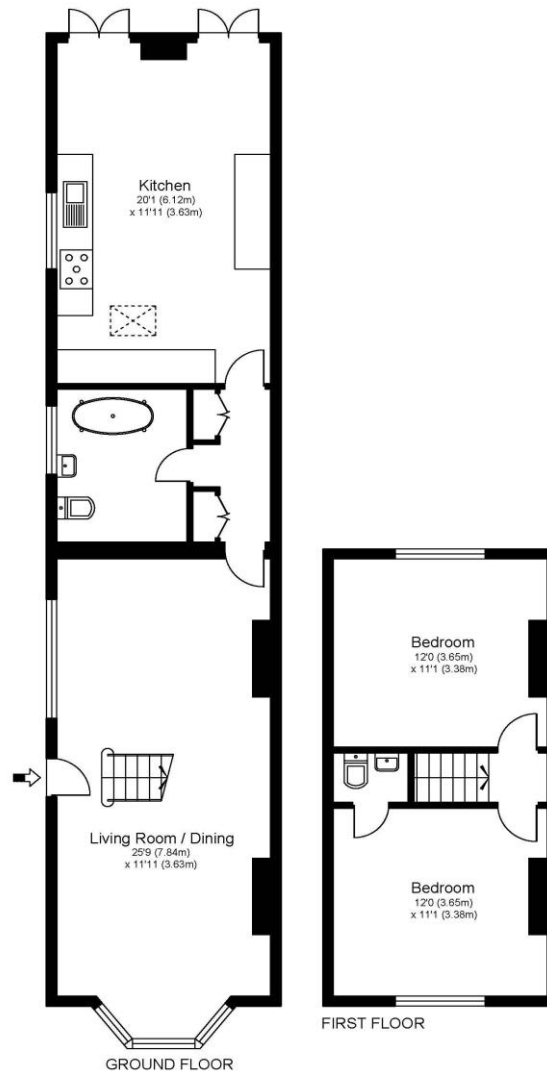


15 School Walk, Sunbury-On-Thames, Surrey, TW16 6RB

£575,000



SCHOOL WALK, LOWER SUNBURY, TW16



Approximate Gross Internal Floor Area: 89 m sq / 960 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.

An attractive and well-presented two double bedroom Victorian house, situated down a quiet lane and offering a wealth of beautiful features. This characterful home is situated down a quiet lane off Green Street, and has local shops, the River Thames, and Sunbury train station close by. Upon entering the house, you have a through lounge and dining room with stairs separating to create two individual areas. There is a bay window, two gas style log burners with brick surrounds, wood flooring and rolltop radiators. The kitchen/diner is to the rear and was upgraded three years ago. It has marble work tops, slate flooring, a butlers sink and a vast number of cupboards which also houses some of the white goods. The ceiling has a pitched roof with a Velux window, and there are two sets of double doors out to the garden, with a real log burner separating them. The downstairs is completed by a large bathroom with both a standalone roll top bath and shower cubical. Upstairs you have two double bedrooms, both with Victorian fireplaces and wardrobes. The main bedroom has a small ensuite with toilet and sink. Other benefits of the house include a Valiant combi boiler and double-glazed windows which fit the style of the house perfectly. Externally the fences have recently been renewed with concrete posts for future ease. There are also storage cupboards on the ground floor as well as loft space. Externally the garden is huge – approximately 180ft from the side gate. The garden is mainly patio with mature plants and trees, plus a storage shed towards the back. This is a fantastic example of a Victorian home, and viewings are highly recommended to appreciate the wonderful feel. 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.