



**Shaw
& Co**
ESTATE
AGENTS

£610,000

Hithermoor Road

Stanwell Moor, TW19 6AT

PROPERTY SUMMARY

A beautifully presented and spacious four-bedroom, semi-detached chalet bungalow offering flexible family living throughout. This attractive home has been well maintained and thoughtfully laid out, providing an excellent balance of reception and sleeping accommodation.

On the ground floor, you'll find a generous reception room with adjoining conservatory, perfect for everyday family use and entertaining. There is a well-appointed kitchen and a family bathroom, along with versatile living space that can adapt to your needs, which include two bedrooms, one of which is being used as an additional reception room. The first floor features two further bedrooms served by a stylish Jack and Jill bathroom, providing privacy and convenience.

Externally, the property stands out with a unique and substantial front garden, extending to approx. 150-foot, offering significant outdoor space and potential for further development, currently benefiting from planning permission to construct a brick-built outhouse/annex (ideal for guest accommodation, ancillary living space, or a gym/home office). To the rear, a well-maintained garden with external access completes the outdoor offering.

Located in the desirable village of Stanwell Moor within the Spelthorne district of Surrey, this property enjoys a semi-rural feel while being closely connected to local towns and key transport hubs. The village sits on the edge of Greater London and is approximately 2 miles north of Staines-upon-Thames, with easy access to wider regional centres and amenities

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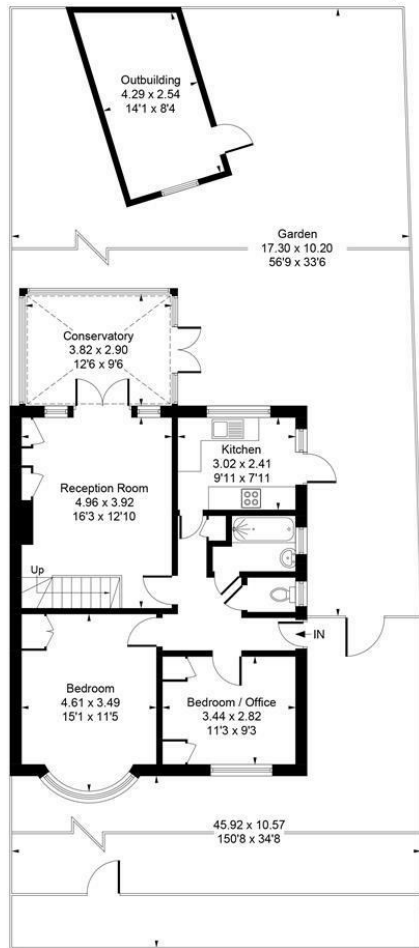


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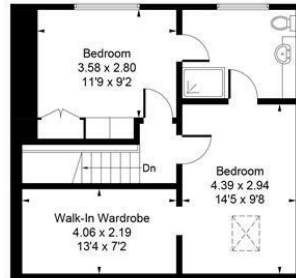


Approximate Gross Internal Area = 124.75 sq m / 1343 sq ft
 Outbuilding = 11.95 sq m / 129 sq ft
 Total = 136.70 sq m / 1472 sq ft



Ground Floor

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 purchaser.
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First Floor

LOCAL AUTHORITY
 Spelthorne Council

TENURE
 Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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