

JAMES NEAVE
THE ESTATE AGENTS



35 Halliford Road, Sunbury-on-Thames, Surrey, TW16 6DP

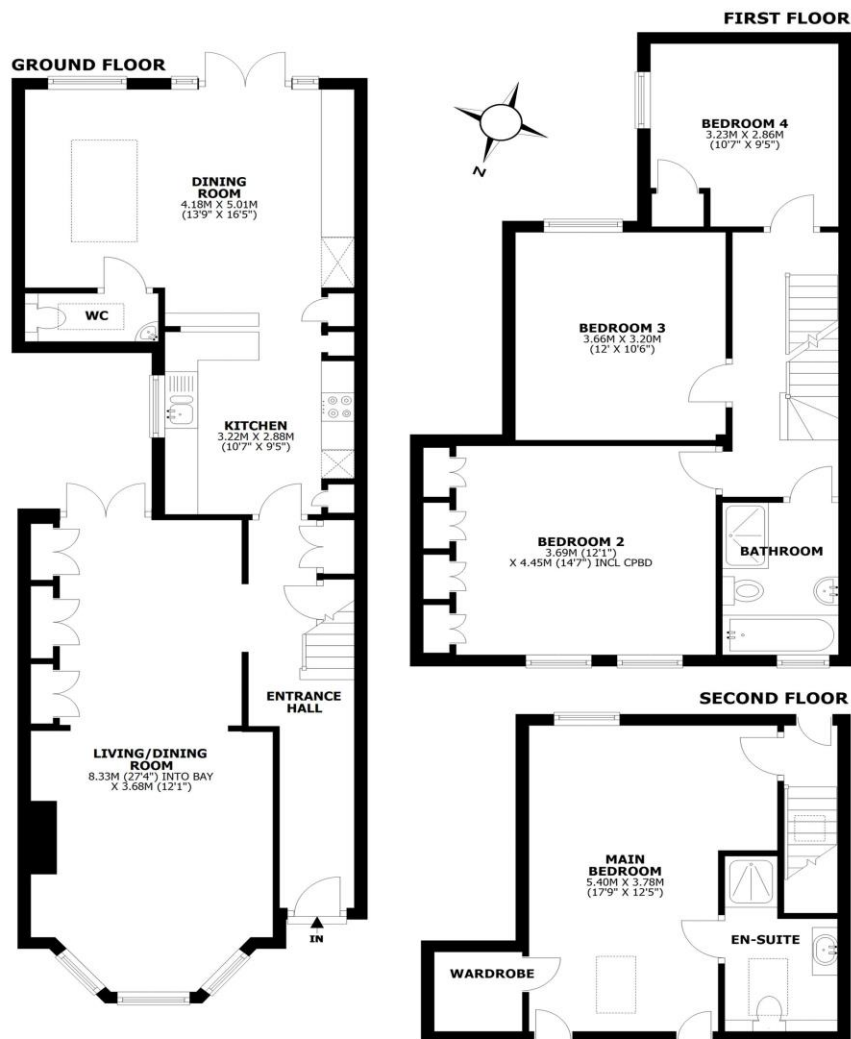
£820,000





Halliford Road, Sunbury-on-Thames, TW16

Total area: approx. 147.5 sq. metres (1588.1 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Offered to the market with no onward chain, this beautifully presented four-bedroom Victorian home is arranged over three floors and enjoys attractive green views across farmland to the front, including from the main bedroom and front first floor bedroom. Blending period charm with modern living, the property features a welcoming through reception room with bay window and feature fireplace, alongside a stylish rear kitchen/family room creating an ideal space for both entertaining and day-to-day living, with doors opening onto the mature south-facing garden. A downstairs WC adds further practicality. The first floor comprises three well-proportioned bedrooms, including a front bedroom with fitted wardrobes and lovely open views, served by a modern family bathroom. Occupying the top floor, the impressive main bedroom suite benefits from an en-suite shower room and elevated views across the surrounding greenery. Outside, the mature south-facing rear garden offers a patio seating area and useful shed, whilst off-street parking for two cars enhances everyday convenience. The property also benefits from a flying freehold arrangement, providing rear access to the front. Ideally situated close to the River Thames, this home is perfectly placed to enjoy Lower Sunbury's sought-after village atmosphere, local amenities and the renowned Walled Garden. Sunbury Park, riverside walks and a selection of popular pubs are all nearby, offering an enviable blend of outdoor lifestyle and everyday convenience. Sunbury and Upper Halliford stations are just a short drive away, providing direct services into London Waterloo, whilst excellent road links via the A316 and M3 make commuting straightforward. A number of highly regarded local schools further enhance the appeal. A charming Victorian home combining generous accommodation, character features and a peaceful setting overlooking open farmland. 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.