

# 14, Magdalene Road, Shepperton, TW17 0QN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Offers In Excess Of £500,000 Freehold

This beautifully presented family home offers deceptively spacious accommodation and has been thoughtfully extended to create a superb modern living environment.

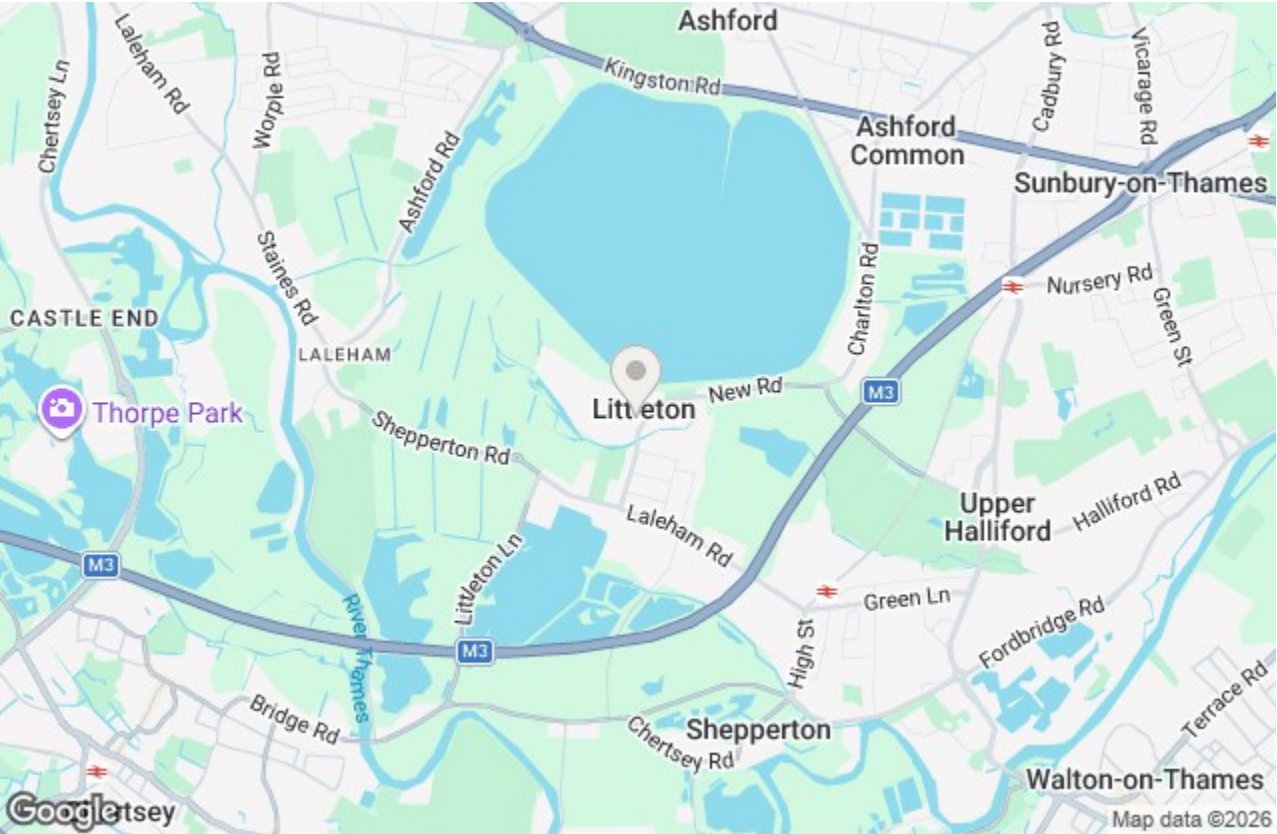
The standout feature of the property is the impressive open-plan kitchen, dining and living area to the rear, designed as the heart of the home. Flooded with natural light from a roof lantern and large sliding doors opening onto the garden, it provides an excellent space for both everyday family life and entertaining. The kitchen is attractively fitted with a range of cream-fronted units complemented by contrasting worktops, incorporating integrated appliances and space for an American-style fridge freezer. A central island provides additional preparation space and storage, while a useful adjoining shower room adds practicality.

To the front of the property is a separate living room, offering a comfortable retreat and quieter reception space.

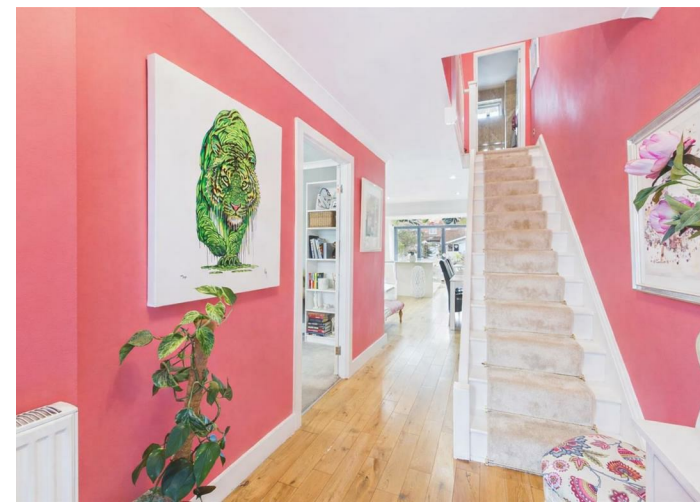
Upstairs, the first floor provides three well-proportioned bedrooms along with a beautifully appointed family bathroom.

Outside, the property enjoys a low-maintenance, southerly facing rear garden with a large chalet/outbuilding providing useful storage or potential workspace, along with well-stocked planting including attractive rose beds.

Magdalene Road is a popular and quiet residential road, conveniently located within a short stroll of local shops catering for day-to-day needs, bus routes and both Littleton Infant and Saxon Primary schools. Shepperton village, with its bustling High Street, mainline railway station (London Waterloo approx. 53 minutes) and reputable schools, is approximately 1.3 miles away. There is also easy access to the M3, A316 into London and the M25.



# Magdalene Road, Shepperton, TW17 0QN



- Exceptionally well presented family home
- Separately presented family bathroom
- Beautifully presented family bathroom
- Close to local amenities
- Downstairs WC with Shower
- Large open-plan kitchen/family room
- 3 bedrooms
- 55' Southerly backing low maintenance garden
- Council tax band D

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract