



## Loudwater Road, TW16

£830,000

An incredible four bedroom, three reception, semi-detached house with off-street parking and a large rear garden with a family games room/bar. This spacious family home offers just under 1,800 sq.ft and a flexible layout with accommodation spread over three floors.

Loudwater Road is an amazing location, located between Fordbridge Road and Halliford Road. The local village shops, Sunbury Park and the River Thames and riverside pubs are all close by.

### Features

- Semi-Detached
- Four Bedrooms
- Three Bathrooms
- Utility Room
- Large Rear Garden
- Garden Room



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On the ground floor there is a welcoming entrance hallway, a front reception room, a modern open plan kitchen and family room with bi-folding doors opening out on to the garden. There is also the additional bonuses of an extra reception room which is currently used as a home office, a utility room and a shower room with W.C.

On the first floor there are three bedrooms and a family bathroom. The loft has been converted to create a spacious master bedroom with built in storage and an en suite bathroom.

To the front there is off-street parking for two cars. To the rear there is a spectacular garden with an outbuilding currently set up as a family games room and bar which is perfect for entertaining friends and family. There is the added benefit of solar panels with battery storage which make the house very efficient (EPC rating B) and cost effective to run.



# Loudwater Road, Sunbury-On-Thames, TW16



Approx Internal Area: 165.5 sq. m (1,781.3 sq. ft)  
(Excluding Eaves)  
Outbuilding : 22.1 sq. m (237.8 sq. ft)