



Absolute Homes



Pharaoh's Island, Shepperton

Description:

We are pleased to present this brick built bungalow located on Pharaoh's Island just upstream of Shepperton lock and accessed by boat.

The property has the potential to be increased in size subject to the usual consents, or refurbished to make a modern family home or pied de terre.

There is also 50ft mooring located on the main stream of the Thames, with an additional mooring available in the inlet.

The property is one of 23 homes on this private, boat access island on the Thames, and is a community within a community and really is a way of life that once experienced will be difficult to replicate. There is a large green in the centre of the island for all residents to use and enjoy with social events and various functions throughout the year.

There are a number of schools in Shepperton, with Primary Schooling at St Nicholas Church of England offering co-education between 5 and 11 years old. Saxon Primary School catering for co-education between 4 and 11 years of age. Halliford Boys Independent School for 11-16 year olds and co-education for 6th form 16-18 years old. Thamesmead School co-educating 11-16 year olds.

Shepperton village has a well-supported array of shops, restaurants, coffee bars and pubs, together with a bus service accessing numerous towns, including, Chertsey, Walton on Thames, Sunbury, Staines upon Thames, Hounslow and Kingston and the railway station serving London Waterloo (16 miles) taking between 53 and 57 minutes depending on route and has approximately 39 trains a day.

Motorway access to the M25 and M3 are both within a 12 minute drive.



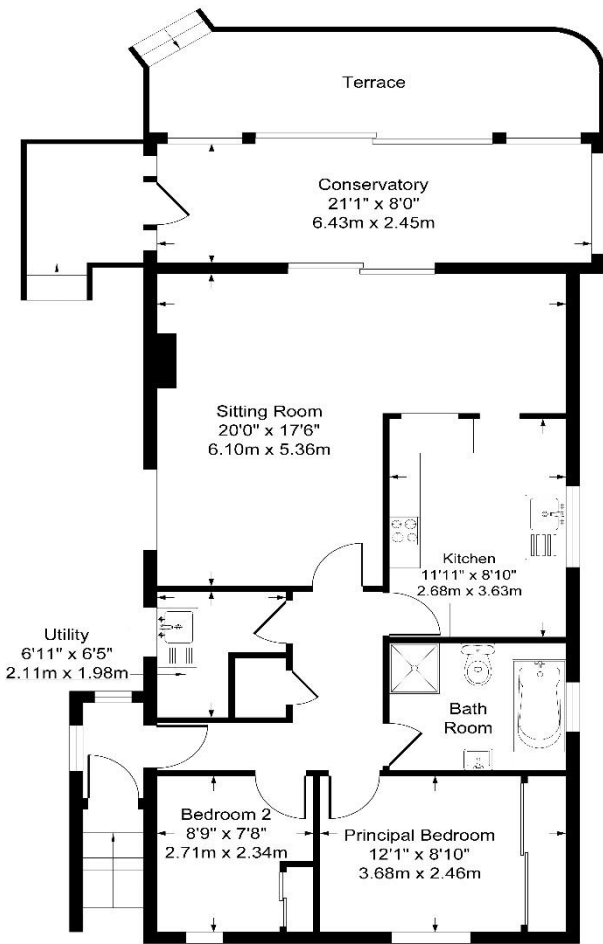


INFORMATION

TENURE:	Freehold
COUNCIL TAX:	Band F
COUNCIL:	Spelthorne Borough Council
EPC:	D
PRICE:	£635,000



**Approximate Gross Internal Area
911 sq ft - 85 sq m**



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

