

JOSE BILAO



Loudwater Rd Sunbury-on-Thames TW16

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Guide Price:
£875,000





At a Glance

Tucked away on a peaceful residential road in Sunbury-on-Thames, this is more than a house — it's a home that has grown with its owners, adapted to their lives, and now stands ready for the next chapter.

Arranged across three levels and offering just over 2,000 sq.ft., this four-bedroom, three-bathroom home has been fully extended and upgraded to suit modern family life. The result is a property that feels both warm and contemporary, designed for real living and real memories.

- 4 Bedrooms (incl. loft principal suite)
- 3 Bathrooms
- 2 Reception Rooms + Study
- Contemporary Kitchen with Island
- Games Room with Built-in Bar
- Bi-Fold Doors to Garden
- Low-Maintenance Rear Garden
- Off-Street Parking for Two Vehicles
- Semi-Detached | Renovated Throughout



Living Spaces That Flow

Step inside to a layout that offers flexibility and flow. The ground floor begins with a cosy lounge — soft green walls, a traditional fireplace and bay window make it a welcoming space, especially in the winter months.

A dedicated study, shower room, and utility room offer practical additions for busy family life. But it's the rear of the home that makes the biggest impression.

Here, the modern kitchen blends clean design with family function. Integrated appliances, an island with breakfast seating, and handleless cabinetry are framed by a vaulted dining/family space, brightened by skylights. Whether it's weekday dinners or weekend brunches, this is where life happens — all flowing seamlessly into the garden.





Entertaining Space with Personality

Beyond the family area, discover something truly unique: a 22-ft games room with built-in bar. Inspired by the owners' favourite Lanzarote bar, this colourful space is perfect for entertaining, with bi-fold doors that connect the indoors with the garden beyond. Unlike typical garden rooms, this is fully integrated into the main house — warm, inviting, and ready to host everything from casual drinks to full-on parties.



Bedrooms and Bathrooms

The upper floors of this home have been designed to offer comfort, privacy and flexibility for a growing household. On the first floor, you'll find three well-balanced bedrooms. Two are generous doubles, each offering enough space for wardrobes, desks or additional furniture without feeling crowded. The third bedroom, currently used as a child's room, works equally well as a nursery, home office, or guest bedroom.

A contemporary family bathroom serves this floor, finished with modern tiling, a full-sized bath, and a separate shower — thoughtfully designed for busy mornings or relaxed evening routines.

The top floor is dedicated entirely to the principal suite, giving it a sense of calm separation from the rest of the home. Light pours in through the Velux windows, creating a peaceful atmosphere throughout the day. A full wall of fitted wardrobes provides excellent storage, and the en-suite shower room is finished in a clean, modern style that complements the bedroom's soft tones. Whether used as a retreat at the end of the day or a quiet space to start the morning slowly, it's a room that feels both private and special.



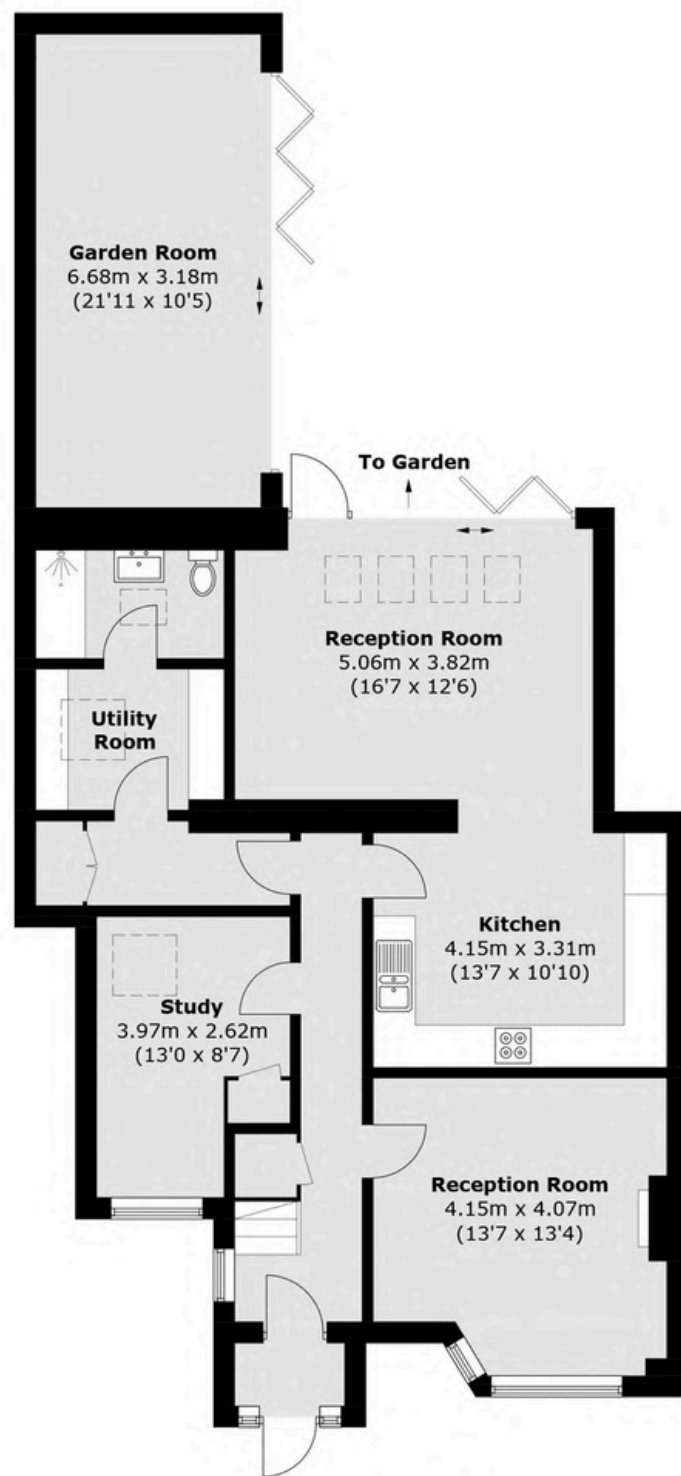




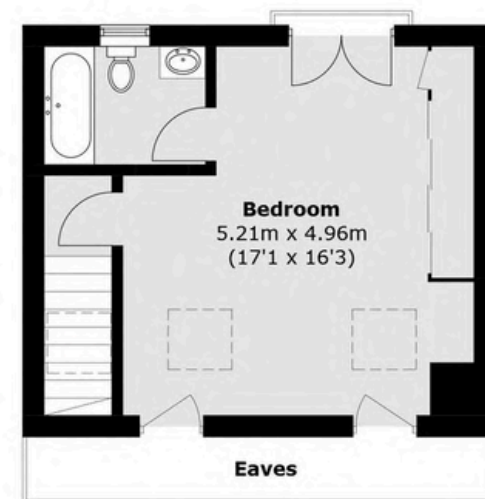
Outdoor Space

The rear garden is designed for easy living: low-maintenance yet spacious, with a generous patio ideal for al fresco dining and summer barbecues. There's plenty of lawn for kids to play, and mature borders to frame the space. At the front, a private drive provides off-street parking for two vehicles.

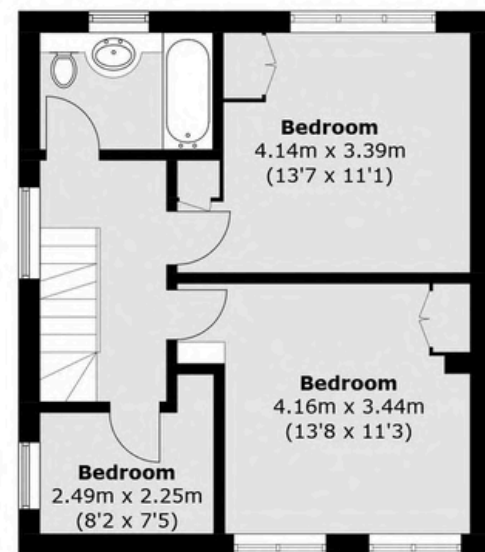




Ground Floor



Second Floor

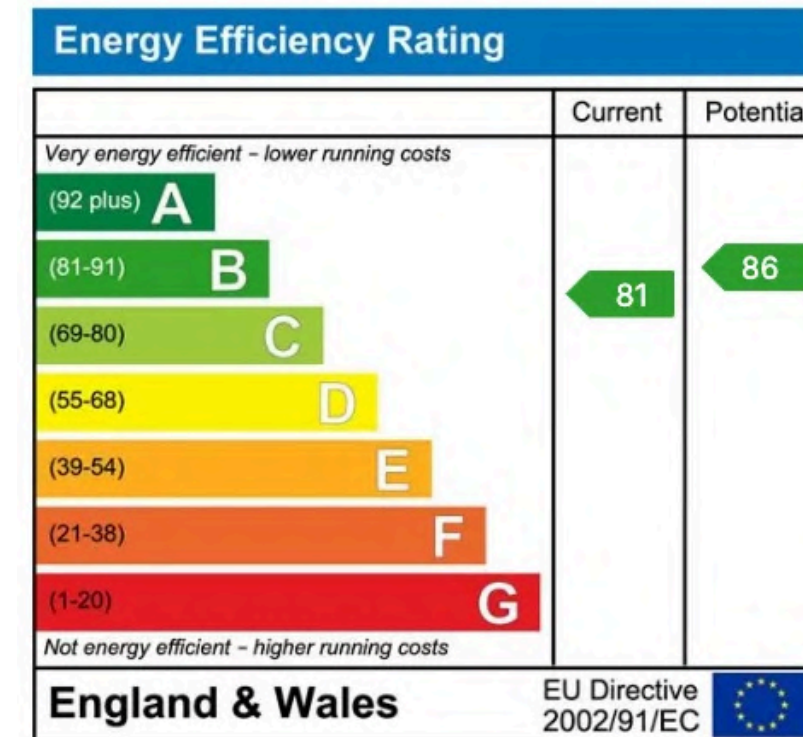


First Floor

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

Technical Information

- Just over 2,000 sq.ft.
- Freehold
- Council Tax Band E (Spelthorne Borough Council)
- EPC Rating B
- Solar panels
- Double glazing throughout



Viewing and Contact Information

For viewing arrangements and further information about this property, please contact me directly. I can arrange flexible viewing times and provide details about furnishing options and lease terms.

Quote reference JD0696 for all enquiries



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