

16, Manor Farm Avenue, Shepperton, TW17 9AE

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Offers In Excess Of £880,000 Freehold

We are pleased to offer this deceptively spacious four bedroom detached family home which is conveniently situated within the heart of Shepperton village in a very popular road with all the amenities pretty much on your door step including St Nicholas school, bus routes and mainline station to London Waterloo. The versatile accommodation is divided over two floors and briefly comprises entrance hallway, two double bedrooms on the ground floor, Extended through lounge, modern shaker style kitchen with archway to the dining area and the main bathroom off the hallway. On the first floor are another two generous double bedrooms, one with fitted wardrobes and there is a first floor shower room. Externally there a good size brick block driveway providing off street parking for at least four vehicles with the addition of the garage space whilst to the rear is a low maintenance patio garden. No onward chain.



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- FOUR DOUBLE BEDROOMS
- DOUBLE GLAZING
- EXTENDED LOUNGE
- BATHROOM AND SHOWER ROOM
- CLOSE TO ALL VILLAGE AMENITIES
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- MODERN SHAKER STYLE KITCHEN
- GARAGE

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