

NEVIN & WELLS

Residential

Established 2002



Cherry Way, Shepperton, TW17 8QQ

£550,000 F/H



An extended four bedroom family home, situated in a quiet road, close to local schools and recreation park. Benefits include open plan living/dining room, study/bedroom, utility room, modern kitchen and first floor bathroom. To the rear, there is a secluded garden and to the front, a private drive. Access to mainline station and leisure centre is also close at hand

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Hardwood front door into: -

ENTRANCE HALLWAY: Radiator, under stairs cupboard, stairs to first floor, coved cornice ceiling, engineered Oak flooring. Double glazed Velux window.

UTILITY ROOM: Space for washing machine and tumble dryer, radiator, ceiling skylight. Window to rear, door into rear garden.

BEDROOM FOUR/STUDY: Radiator, engineered Oak flooring. Double glazed window to front. Double glazed Velux ceiling window.

KITCHEN: Range of base and eye level units, laminated work tops. Space for dishwasher, space for fridge/freezer, engineered Oak flooring, space for cooking range, stainless steel extractor hood, extractor fan, one and a half bowl single drainer sink with mixer tap. Dual aspect double glazed windows to side and rear.

LOUNGE/DINER: Two radiators, engineered Oak flooring, coved cornice ceiling, feature limestone fireplace. Double glazed window to front. Arch into:

FAMILY ROOM: Radiator, coved cornice ceiling, engineered Oak flooring. Dual aspect double glazed doors to side and rear.

LANDING Hatch to loft space with folding ladder and access to hot water cylinder, storage cupboard. Double glazed window to front.

BEDROOM ONE: Radiator, coved cornice ceiling, built in double wardrobe. Double glazed window to rear.

BEDROOM TWO: Radiators, coved cornice ceiling. Double glazed window to rear, built in single wardrobe.

BEDROOM THREE: Radiator, coved cornice ceiling. Double glazed window to front.

BATHROOM White suite comprising low level WC, wash hand basin set into vanity unit, panel bath with chrome mixer shower over, fitted glass shower screen. Ladder radiator, part tiled walls, coved cornice ceiling. Double glazed window to side.

OUTSIDE

REAR GARDEN: **Approximately 30ft (9.14m).** Lawn area, paved patio, outside tap, various shrubs and trees.

FRONT GARDEN: Lawn area and inset shrubs

DRIVEWAY Parking for one car

SOLAR PANELS Under transferable lease agreement.

N.B Under the Estate Agents Act, we declare this property belongs to a staff member

COUNCIL TAX BAND: D - Spelthorne Borough Council

VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

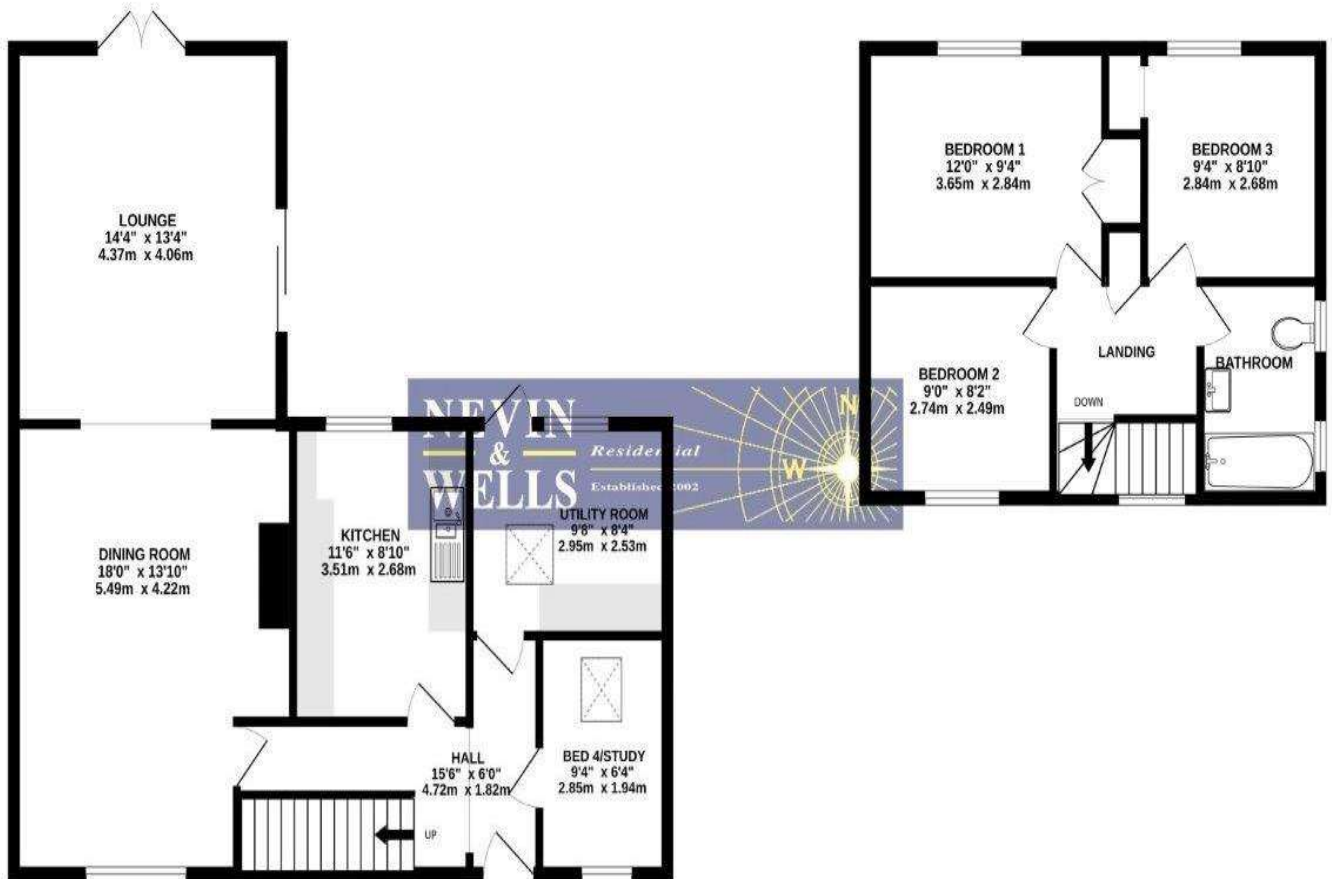


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FLOORPLAN

GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 1166 sq.ft. (108.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

17 Cherry Way SHEPPERTON TW17 8QQ		Energy rating C
Valid until 1 February 2036	Certificate number 0800-5626-0522-8506-3263	

Property type	Semi-detached house
Total floor area	94 square metres

Rules on letting this property

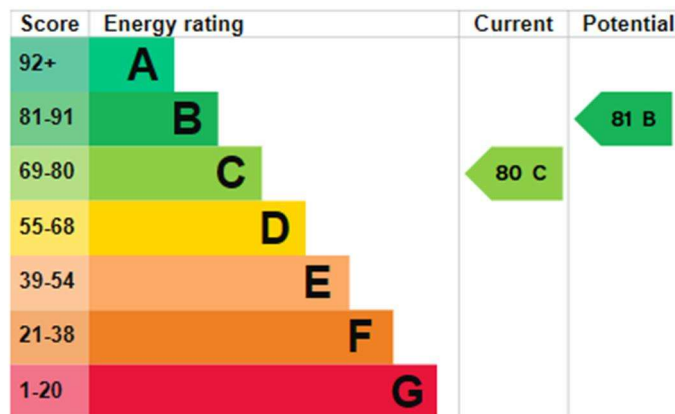
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.