



11 Halliford Court, The Green, Shepperton, TW17 8QZ

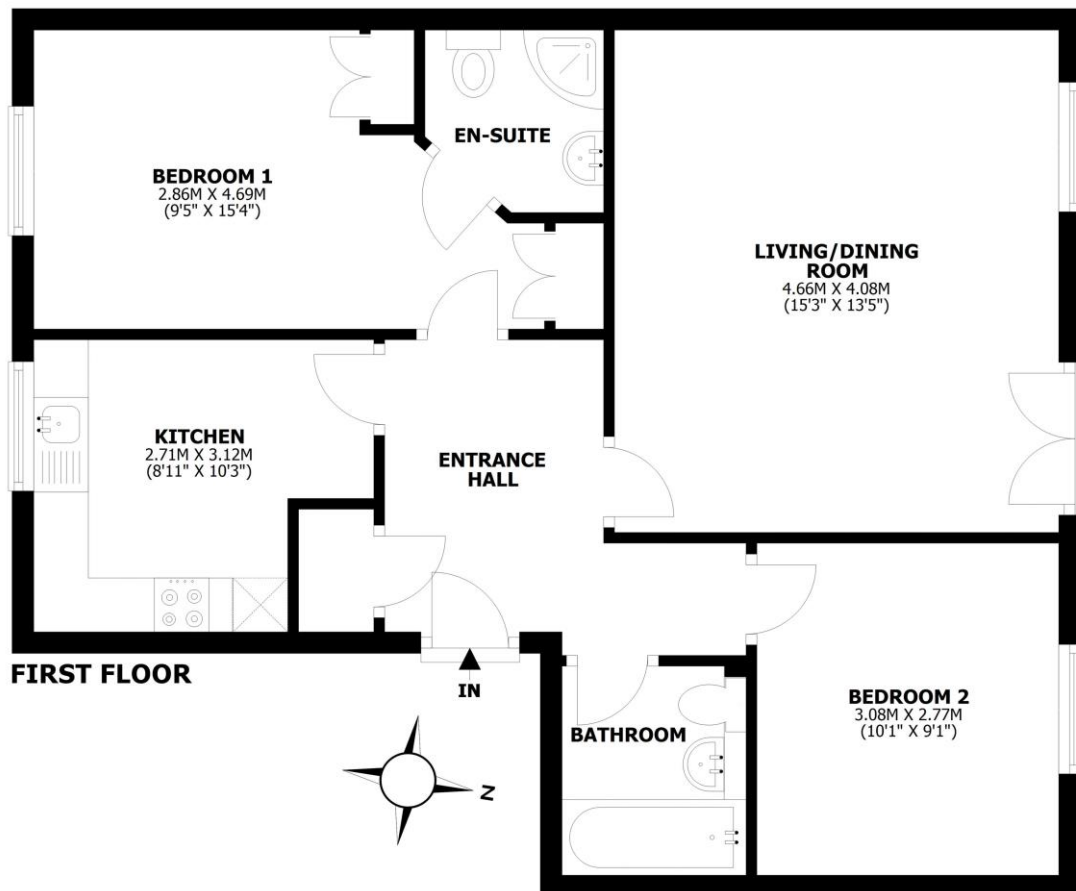
£325,000





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Total area: approx. 62.9 sq. metres (676.6 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

A superb two-bedroom first floor apartment, forming part of an exclusive gated development of just 13 residences, built in 2007 and set in a highly regarded position overlooking the Green in Upper Halliford. This beautifully presented home offers well-balanced accommodation and is ready to move straight into. The reception room is bright and generously proportioned, enjoying attractive views across Halliford Green and complemented by a Juliet-style balcony that enhances natural light and creates a pleasant sense of openness and outlook. To the rear, a well-designed kitchen is fitted with a comprehensive range of integrated appliances – fridge and dishwasher are included within the sale - and generous work surfaces. There are two nicely sized double bedrooms, with the main bedroom benefitting from an en-suite bathroom and excellent built-in wardrobes. A separate, well-appointed family bathroom serves the second bedroom and guests. Externally, the development is approached via secure electric gates, leading to a neatly maintained courtyard with allocated parking and additional visitor spaces. The communal grounds are a particular feature, being mainly laid to lawn with mature trees and a further patio area to the rear. Upper Halliford village provides a convenient setting with a selection of day-to-day amenities nearby, including Squires Garden Centre and The Goat pub. For commuters, both Upper Halliford and Shepperton stations offer direct services to London Waterloo, while the M3 and M25 are easily accessible, providing swift connections to Heathrow Airport and the wider motorway network. A superb apartment in a private and well-maintained setting, ideal for both owner-occupiers and investors alike. EPC Rating C.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.