



**12 Halliford Court The Green Shepperton TW17 8QZ**

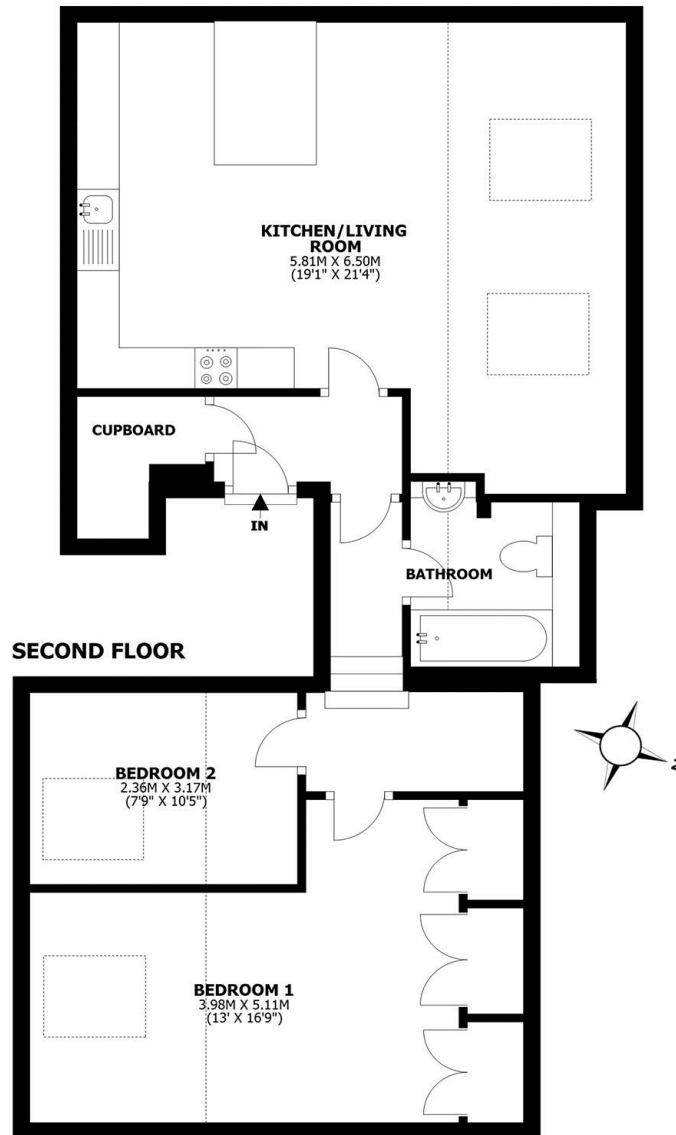
**£375,000**





## Halliford Court, Shepperton, TW17

Total internal area: approx. 75.9 sq. metres (817.3 sq. feet)



This floorplan shows maximum dimensions, excluding small alcoves etc unless otherwise stated. Measurements are approximate and are given as a guide only. They are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

Ideally situated within a well-kept gated development in Shepperton, this modern two-bedroom split-level flat offers spacious and well-presented accommodation. Positioned within the eaves, the property offers both privacy and an abundance of natural light through large Velux windows. The main living area is open plan, seamlessly connecting to a fully fitted kitchen complete with integrated appliances and a generous breakfast bar, creating a clean and contemporary feel. There is ample space for both lounge and dining areas, making it ideal for modern living. A short set of steps leads down to the bedrooms, where the principal bedroom benefits from an extensive range of fitted wardrobes. The accommodation is completed by a modern bathroom with a shower over the bath, along with a useful hallway space that lends itself perfectly to a home working area. Additional storage is provided via a large hallway cupboard. Externally, the development is surrounded by attractive green spaces and features secure gated entry, well-kept communal areas, and an allocated parking space, with additional visitor parking available. Conveniently located, the property is close to local amenities including Squires Garden Centre and The Goat pub. Both Shepperton and Upper Halliford stations offer direct rail services to London Waterloo, while excellent road links via the M3 and M25 provide easy access to Heathrow Airport and beyond. EPC Rating D.



**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.