Northern Burway, Surrey, KT16

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Description:

We are delighted to promote this truly stunning three bed floating home. Measuring approximately 65' x 19' and incorporating 1,984 sq.ft of bright and spacious accommodation impressively arranged over 3 floors.

This home is presented to an exceptionally high standard with an overwhelming sense of space due to the high ceilings, deep windows and functional open spaces that are built into the design of this home.

Upon entering through the double opening front doors, leads into the double aspect reception hall with further doors out onto the riverside decked pontoon.

From the reception hall there are stairs leading to further levels of the home including a magnificent 20 x 18 ft luxury fitted kitchen breakfast room, capacious Lounge with vaulted ceiling and far reaching views downstream through the floor to ceiling windows. The vaulted ceiling master bedroom has stunning views up stream of the Thames, fitted wardrobes, dressing area and ensuite shower room. There are 2 further bedrooms (one currently used as an office) and an additional bathroom.

This floating home is located on a Freehold mooring and beautiful garden plot with a South Easterly aspect. In the grounds is an annex measuring almost 30 x 16 feet with ensuite bathroom, ideal as a home office or games room.

There is a separate 35 x 9 foot store and work shop which is equally blended into the mature gardens of trees and shrubs. There is secure resident parking and additional visitor parking.

The property forms part of a small collection of residential homes enjoying private access and situated in a popular location and set equidistant between Staines-upon-Thames and Chertsey town centre, both offering a variety of shops, restaurants, pubs and restaurants. Both also have good rail links to London Waterloo and easy access to the motorway networks of the M25, M3 and M4.

Early viewing is strongly advised to fully appreciate what this magnificent home has to offer.

INFORMATION

POSTCODE:	KT16 8RP
TENURE:	Freehold Residential Mooring
COUNCIL TAX:	B
COUNCIL:	Runnymede Borough Council
EPC:	Exempt
PRICE:	£1,100,000

ANNEX

Total area: approx. 184.3 sq. metres (1984.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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