Absolute Homes

Gordon Road, Shepperton, TW17

DESCRIPTION:

We are very pleased to offer for sale this this very well presented, four bedroom house arranged over two floors and covering 1,477 square feet, located in a quiet residential cul-de-sac, approximately 0.6 miles from Shepperton High Street and mainline railway station.

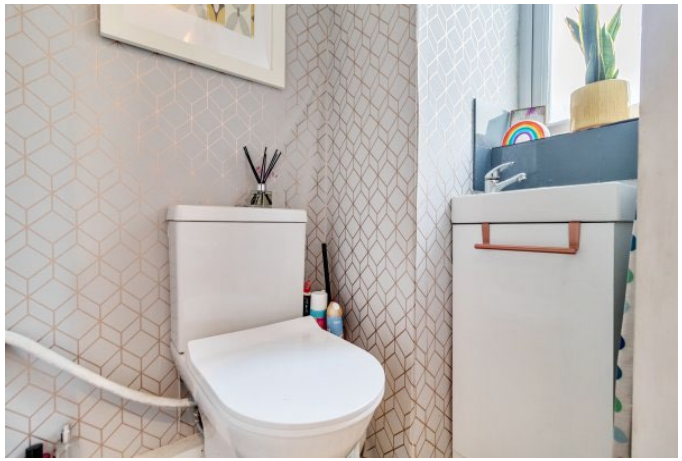
The property itself has been very well maintained and improved by the present owners, upon entering the home, there is a very large and bright entrance hallway leading to the double aspect lounge, superb modern fitted kitchen breakfast room, with stone work surfaces, large breakfast bar and space for a dining room table, a separate utility room and cloakroom are also to the ground floor.

On the first floor, the landing splits to effectively provide 2 separate sleeping quarters to the house, to one side is the master bedroom with wall to wall, floor to ceiling wardrobes and adjacent to this is a superb shower room. To the other side of the landing are the three remaining good sized bedrooms and a family bathroom.

Outside, to the front of the property is off street parking for 2 vehicles and the back garden has a decked terrace closest to the house with steps upto the main garden with a patio area to one side ideal for BBQ and alfresco dining. Side gate for access.

The property is tucked away in the cul-de-sac part of Gordon Road, a very popular residential road and located within easy reach of the River Thames.

There are a number of schools in Shepperton, with Primary Schooling at St Nicholas Church of England offering co-education between 5 and 11 years old. Saxon Primary School catering for co-education between 4 and 11 years of age. Halliford Boys Independent School for 11-16 year olds and co-education for 6 form 16-18 years old. Thamesmead School co-educating 11-16 year olds.



Shepperton village has a well supported array of shops, restaurants, coffee bars and pubs, together with a bus service accessing numerous towns, including, Chertsey, Walton on Thames, Sunbury, Staines upon Thames, Hounslow and Kingston and the railway station serving London Waterloo (16 miles) taking between 53 and 57 minutes depending on route and has approximately 39 trains a day.

Motorway access to the M25 and M3 are both within a 12 minute drive.

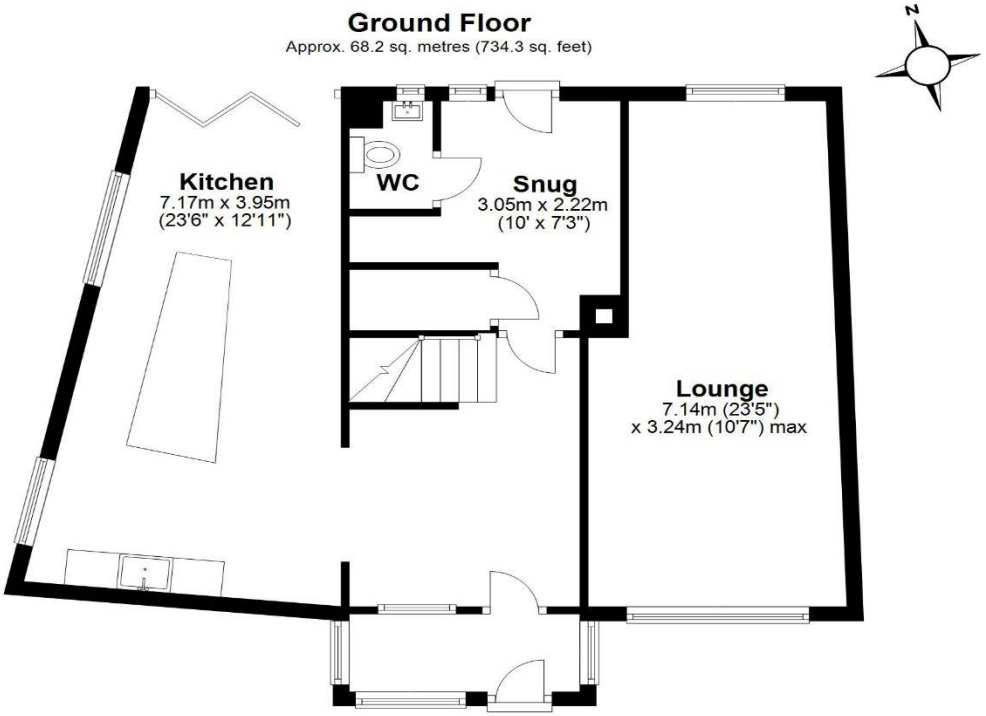
There is no onward chain to this property and viewing is strongly advised to appreciate what this home has to offer.

INFORMATION

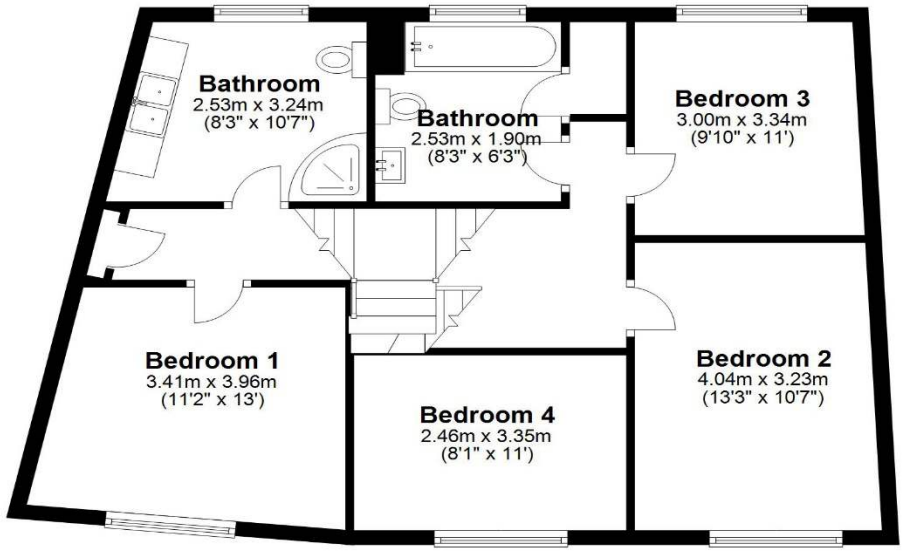
TENURE: Freehold
COUNCIL TAX: C
COUNCIL: Spelthorne Borough Council

EPC: C
PRICE: £649,950

Ground Floor
Approx. 68.2 sq. metres (734.3 sq. feet)

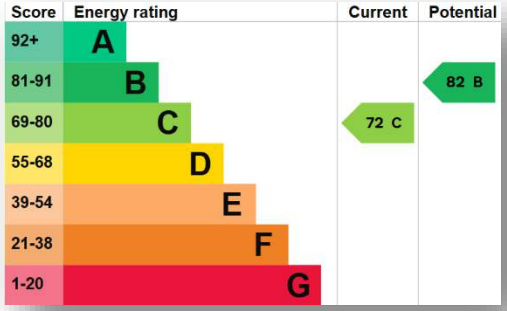


First Floor
Approx. 66.8 sq. metres (719.4 sq. feet)



Total area: approx. 137.3 sq. metres (1477.7 sq. feet)

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



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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.