Thames Meadow, Shepperton

DESCRIPTION:

A fabulous opportunity to acquire this charming 3 bedroom, detached chalet of brick construction which has been cleverly remodeled and extended to offer wonderfully light and spacious accommodation over two floors.

Taking full advantage of its' enviable location overlooking the mainstream River Thames. Perfectly located towards the end of a private land this beautifully appointed riverside home enjoys both views over a private meadow as well as stunning views over the river Thames.

Built in 1986 and then remodeled and extended by the current owner approx. 10 years ago the property offers open plan living with vaulted ceiling, log burner and built in bespoke kitchen with doors opening onto the river garden. There are two double bedrooms, luxury bathroom and utility to the ground floor. An attractive, spiral staircase leads to the first floor master bedroom suite with a large shower room.

A pretty country style garden leads to a private mooring with far reaching views over the river Thames. To the front of the property there is space for off road parking as well as further available parking immediately opposite.

Walton Town center is a short walk away with its' array of shops and restaurants as well as transport links into London Waterloo.

Shepperton also provides a good selection of shops and a number of well-regarded schools.

An internal inspection is highly recommended

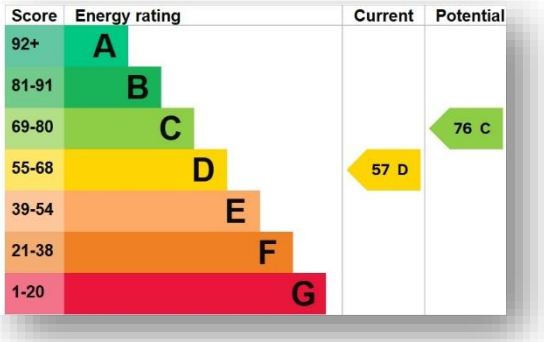
INFORMATION:

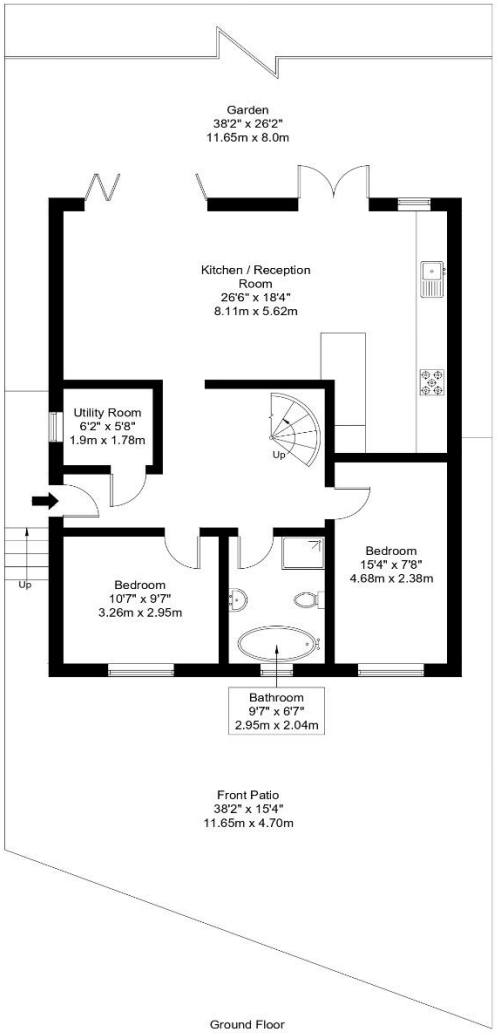
EPC:	D
COUNCIL:	Spelthorne Borough Council
COUNCIL TAX BAND:	F
PRICE:	£1,000,000

Thames Meadow, TW17 8LT

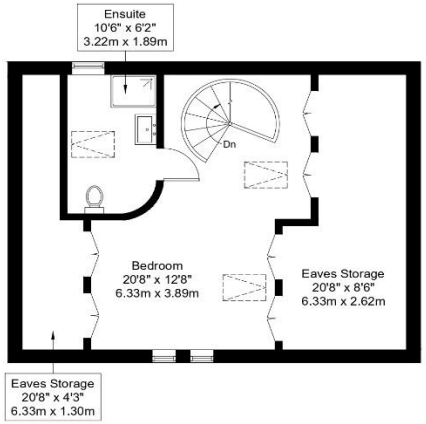
Approx Gross Internal Area = 114.14 sq m / 1229 sq ft
RHH / Eaves Storages = 22.76 sq m / 245 sq ft
Total = 136.9 sq m / 1474 sq ft

= Reduced Headroom Below 1.5m / 5'0





Ground Floor



First Floor

Ref :

Copyright BLEU PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

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.

Absolute Homes

01784 557 898 info@absolute-homes.co.uk absolute-homes.co.uk

Water Side Residential

Boldre House, Weston Green, Thames Ditton, Surrey KT7 0JP T 0208 398 9400