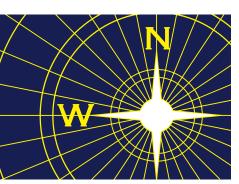


Residential

Established 2002













Situated on a quiet cul-de-sac with scenic views over Sunbury Golf Club and the River Ash to rear. This extended 1950's three bedroom semi-detached property is perfect for those wanting to put their own 'stamp' onto a family home. The property offers through lounge, separate dining room, kitchen and first floor bathroom. There is an approximately 40ft rear garden, garage accessed by a shared driveway and potential for off street parking to the front. Shepperton High Street and mainline station are within a short walk.

OPEN HOUSE SATURDAY 19TH MARCH 11 to 1pm APPOINTMENT ONLY







Catlin Crescent, Shepperton, Middlesex, TW17 8EU

Front door leading to entrance hallway:

ENTRANCE Carpet, radiator, under stair storage housing gas meter and electric fuse board,

HALLWAY: doors to lounge and kitchen and stairs to first floor.

LOUNGE: 7.10m x 3.64m (23'4 x 12') Carpet, front aspect UPVC double glazed window,

radiator, gas fireplace, sliding doors into dining room.

FAMILY ROOM: 5.35m x 2.80m (17'7 x 9'2) Rear and side aspect UPVC double glazed window,

door out to garden.

KITCHEN: 2.55m x 2.55m (8'4 x 8'4) Range of base and eye level wooden units with

Formica worktop space for oven, washing machine and fridge, one and half stainless steel sink units with mixer tap over, side aspect UPVC double glazed

window, carpet floor and part tiled walls.

FIRST FLOOR Doors to all rooms, cupboard over stairs, access to loft, side aspect frosted

LANDING: UPVC double glazed window

BEDROOM ONE: 3.85m x 3.30m (12'7 x 10'10) Carpet floor, radiator, front aspect UPVC double

glazed window.

BEDROOM TWO: 3.30m x 3.15m (10'10 x 10'4) Carpet, rear aspect double glazed window,

radiator and airing cupboard.

BEDROOM THREE: 2.30m x 2.25m (7'7 x7'5) Carpet, radiator, front and side aspect UPVC double

glazed windows.

BATHROOM: Carpet floor, white bathroom suite comprising low level WC, pedestal sink

unit and bath with separate electric shower over, side aspect frosted UPVC

double glazed window, part tiled walls.

OUTSIDE

REAR GARDEN: Approximately 40ft. Patio area, laid to lawn, side access to door to garage,

side gate into garden from driveway.

DRIVEWAY: Potential for off street parking to the front subject to permission, shared drive

way, access to garage.

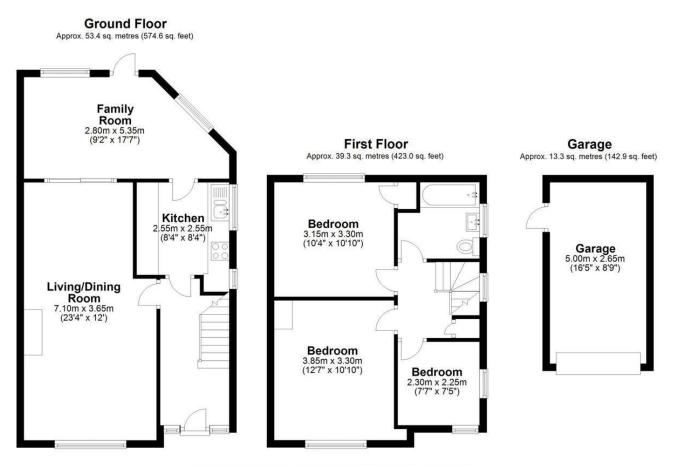
GARAGE: Accessed via shared driveway, up and over door.

VIEWINGS: By appointment with Nevin & Wells Residential 01784 437437. For

more pictures, visit our website www.nevinandwells.co.uk

Catlin Crescent, Shepperton, Middlesex, TW17 8EU

FLOORPLAN



Total area: approx. 106.0 sq. metres (1140.4 sq. feet)

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EPC

Energy performance certificate (EPC) 48 Catin Crescent SHEPPERTON TW17 8EU Energy rating C Energy rating C Cortificate number: 0020-2008-1970-2302-9315 Property type Semi-detached house Total floor area 90 square metres

Rules on letting this property

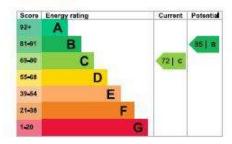
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gow.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient),

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60