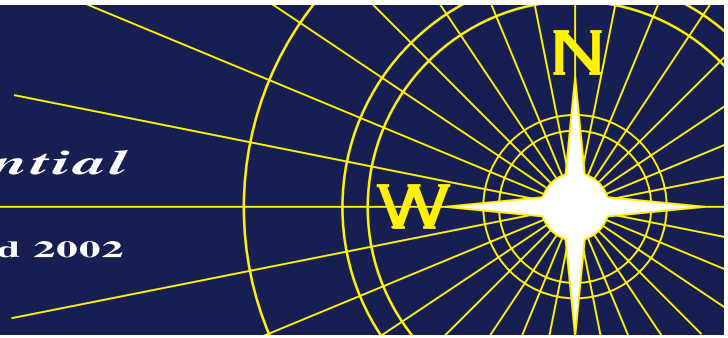


# NEVIN & WELLS

*Residential*

Established 2002



**Catlin Crescent, Shepperton, TW17 8FU OTEO £550,000 Freehold**



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 19<sup>TH</sup> MARCH 11 to 1pm APPOINTMENT ONLY**

169/170 High Street, Egham, Surrey, TW20 9EJ  
Tel. 01784 437 437 Fax. 01784 436 456  
[www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



**Catlin Crescent, Shepperton, Middlesex, TW17 8EU**

Front door leading to entrance hallway:

**ENTRANCE  
HALLWAY:**

Carpet, radiator, under stair storage housing gas meter and electric fuse board, 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  
LANDING:**

Doors to all rooms, cupboard over stairs, access to loft, side aspect frosted 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 x 7'5)** 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:**

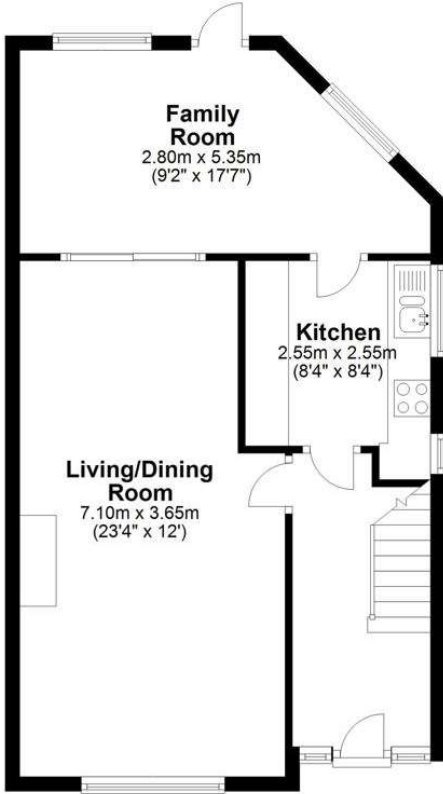
**By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**

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FLOORPLAN

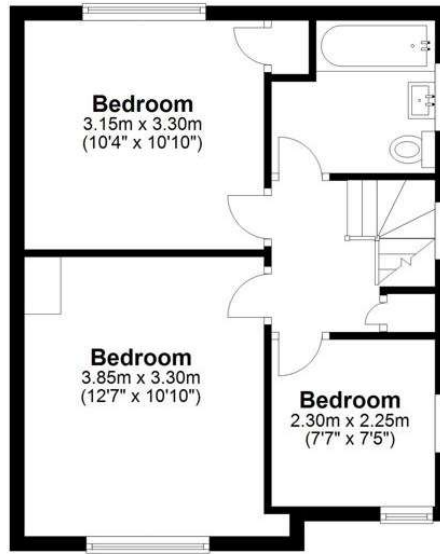
**Ground Floor**

Approx. 53.4 sq. metres (574.6 sq. feet)



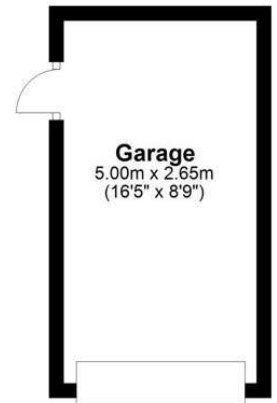
**First Floor**

Approx. 39.3 sq. metres (423.0 sq. feet)



**Garage**

Approx. 13.3 sq. metres (142.9 sq. feet)



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

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

## Catlin Crescent, Shepperton, Middlesex, TW17 8EU

### EPC

