



St Andrews Close, Shepperton, TW17 8QJ

£524,000 Freehold



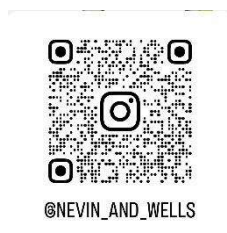
An extended four bedroom family home, situated in a quiet cul-de-sac, offered for sale 'CHAIN FREE'. This spacious property offers two reception rooms, downstairs cloakroom, solid oak kitchen, modern bathroom and large integral garage. Externally, there is a 43ft (12.80m) rear garden and to the front, a three car drive. Access to local schools, golf club and recreation park is close at hand.

St Andrews Close, Shepperton, Middlesex, TW17 8QJ

<u>PORCH:</u>	Hardwood front door. Internal door into:
<u>W.C:</u>	Low level W.C, wash hand basin. Frosted double glazed window to front.
<u>LOUNGE:</u>	4.72m x 3.13m (15'6 x 10'4) Radiator, coved ceiling, feature fireplace housing real flame fire. Double glazed window to front.
<u>DINING ROOM:</u>	4.51m x 3.13m (15'6 x 10'4) Radiator, coved ceiling, under stair cupboard housing meters. Double glazed French door to rear.
<u>KITCHEN:</u>	3.17m x 2.70m (10'4 x 8'10) Solid oak base and eye level units, laminate worktops, space for appliances, larder cupboard, cupboard housing Worcester Bosch gas combi boiler, one and half bowl single drainer sink with mixer tap. Double glazed window and door to rear.
<u>LANDING:</u>	3.13m x 1.74m (10'4 x 5'8) Hatch to loft space with folding ladder. Double glazed window to front.
<u>BEDROOM ONE:</u>	6.40m x 3.13m (21' x 10'4) Average dimension. Two radiators, inspection loft. Dual aspect double glazed windows to front and rear.
<u>BEDROOM TWO:</u>	3.62m x 3.13m (11'10 x 10'4) Radiator, eaves storage. Double glazed window to front.
<u>BEDROOM THREE:</u>	4.15m x 2.74m (13'8 x 9') Radiator, built in cupboard. Double glazed window to rear.
<u>BEDROOM FOUR:</u>	2.80m x 2.22m (9'2 x 7'4) Radiator, built in wardrobes. Double glazed window to rear.
<u>BATHROOM:</u>	2.45m x 1.31m (8' x 4'4) White suite comprising low level W.C, wash hand basin set into vanity unit, panel bath with chrome mixer tap and manual shower, radiator, fully tiled walls. Frosted double glazed window to front.

OUTSIDE

<u>INTEGRAL GARAGE:</u>	6.40m x 3.13m (21' x 10'4) Average dimensions. Light, power, space for washing machine. Double glazed window and door to rear. Metal up and over door to front, approached via private drive.
<u>BRICK GARAGE/STORE:</u>	5.49m x 2.74m (18' x 9') Window and door over garden.
<u>REAR GARDEN:</u>	42ft (12.80m) Shaped lawn, feature stone seating area, large paved patio, outside tap. Side access.
<u>COUNCIL TAX BAND:</u>	E - Spelthorne Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

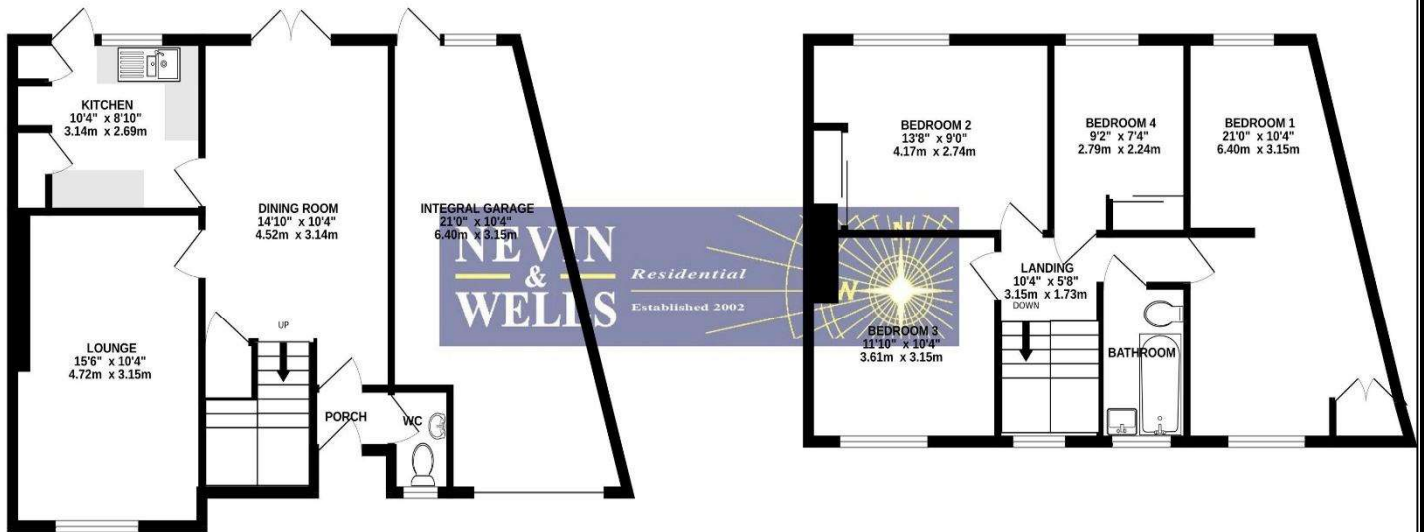


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FLOORPLAN

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

3 St. Andrews Close SHEPPERTON TW17 8QJ		Energy rating D
Valid until 9 October 2033	Certificate number 0857-3930-1200-7077-9200	

Property type	Semi-detached house
Total floor area	106 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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