



Sheep Walk, Shepperton, TW17 0AN

£535,000 Freehold



Recently renovated to a high specification is this four bedroom town house located within a short walk from local shopping amenities and local primary school. Benefits include entrance hallway, newly fitted kitchen with integrated appliances, open plan living area, luxury ground floor shower room, lounge/dining room and a luxury family bathroom. Further benefits include a low maintenance landscaped rear garden, off street parking for two vehicles and a 150ft garden area facing onto the River Ash. No onward chain.

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Composite double glazed door to:

ENTRANCE HALLWAY: Stairs to first floor, radiator, laminate wood effect flooring, front aspect opaque double glazed window and doors to all rooms.

KITCHEN/LIVING AREA:

Kitchen

Comprising eye and base level units with rolled edge work surface, one and a half bowl sink unit with mixer tap, fitted oven, hob and extractor over, fitted dishwasher and fitted fridge/freezer, laminate wood effect flooring, under stairs storage cupboard and open plan to: -

Living area

Radiator, laminate wood effect flooring, rear aspect double glazed doors to garden and door to: -

GROUND FLOOR SHOWER ROOM:

Comprising separate shower cubicle with power shower, vanity enclosed wash hand basin, low level WC, heated towel rail and rear aspect opaque double glazed window.

FIRST FLOOR LANDING:

Newly fitted carpet and doors to all rooms.

BEDROOM ONE:

Radiator, newly fitted carpet and rear aspect double glazed window.

LOUNGE/DINING ROOM:

Radiators, newly fitted carpet, stairs to second floor and front aspect double glazed window.

LUXURY FAMILY BATHROOM:

White three piece suite comprising panel enclosed bath with shower over and glass shower screen, vanity enclosed wash hand basin, low level WC, heated towel rail and rear aspect opaque double glazed window.

Stairs to second floor

BEDROOM TWO:

Radiator, newly fitted carpet and rear aspect double glazed window.

BEDROOM THREE:

Radiator, newly fitted carpet and rear aspect double glazed window.

BEDROOM FOUR:

Radiator, newly fitted carpet and front aspect double glazed window.

OUTSIDE

LANDSCAPED REAR GARDEN:

Low maintenance resin bond patio area, approximately 30ft artificial lawn area, raised flower bed areas, external tap, enclosed by panel fencing and rear access gate.

OWN DRIVEWAY:

Providing off street parking for one vehicle

ADDITIONAL PARKING:

Gravel parking for one vehicle adjacent to property

ADJACENT GARDEN:

Approx 150 ft comprising lawn area, shrubs, cherry tree and bark area fronting onto the River Ash

COUNCIL TAX BAND:

D - Spelthorne Borough Council

VIEWINGS:

By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk

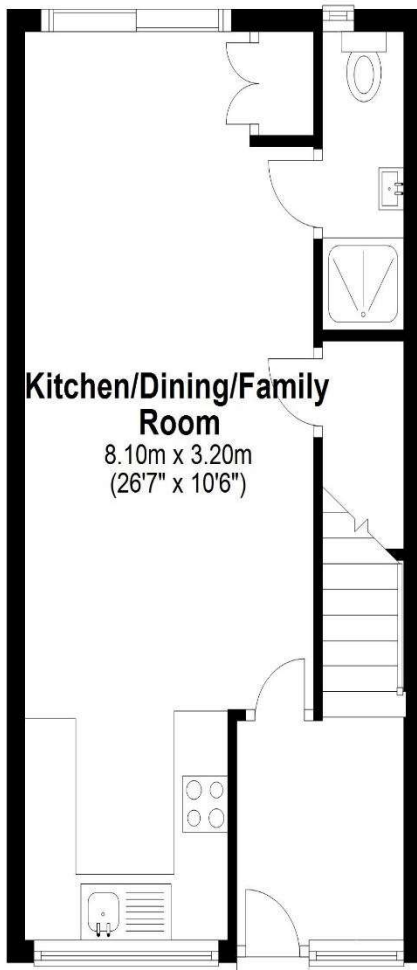


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FLOORPLAN

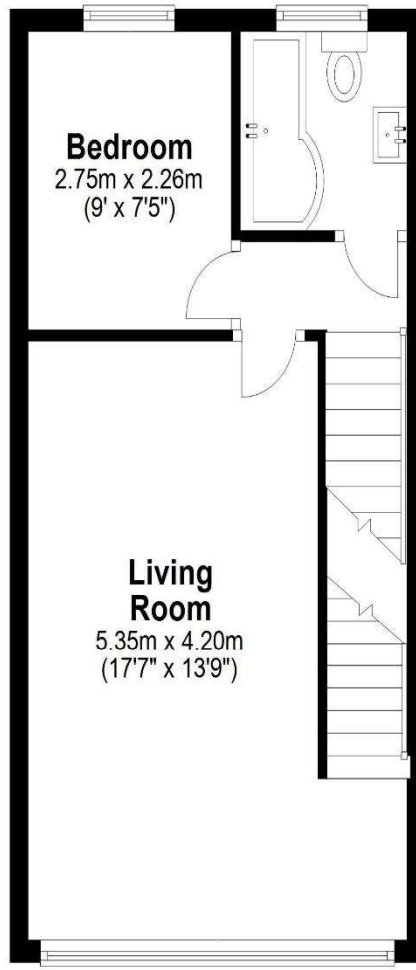
Ground Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



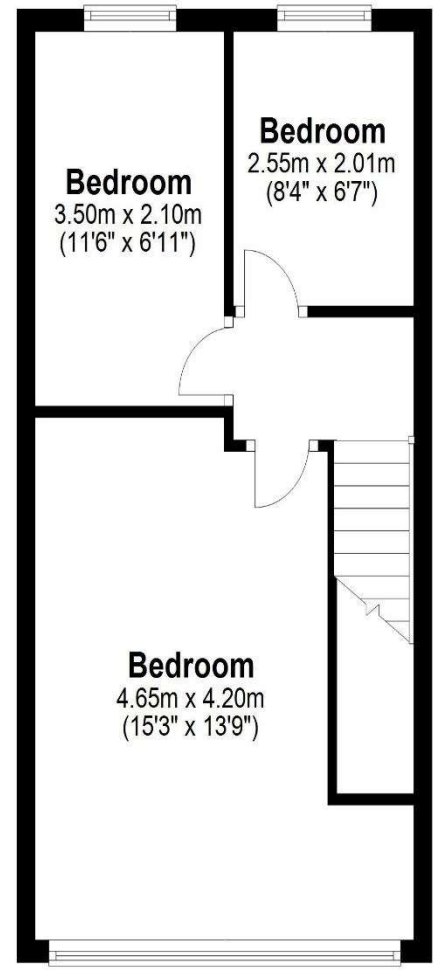
First Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



Second Floor

Approx. 34.6 sq. metres (372.1 sq. feet)



Total area: approx. 103.0 sq. metres (1108.6 sq. feet)

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

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EPC

110 Sheep Walk SHEPPERTON TW17 0AN		Energy rating C
Valid until 3 February 2035	Certificate number 0141-3030-8202-9665-4200	
Property type	Mid-terrace house	
Total floor area	102 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 energy rating is C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		