



Towpath, Shepperton

# Towpath, Shepperton

£1,180,000 (Freehold)

## Description

We are delighted to be offering for sale this detached home set in private grounds of approximately third of an acre enclosed by hedgerow and a gated driveway. The property is to one side of the plot with the main gardens occupying the other.

The property itself has 3 bedrooms and 2 bathrooms, a modern kitchen, large lounge with views towards the River and a separate sun room.

The driveway leads alongside of the property ending in front of the turning area and double and single garages. In the garden is a detached summer house and separate garden shed.

This property has so many possibilities for modernisation and refurbishment whilst taking full advantage of the superb sized plot and location on the banks of the Thames. The property does have a jetty a mooring on the Towpath under licence with the Environment Agency.

There are a number of schools in Shepperton, with Primary Schooling at St Nicholas Church of England offering co-education between 5 and 11 years old. Saxon Primary School catering for co-education between 4 and 11 years of age. Halliford Boys Independent School for 11-16 year olds and co-education for 6 form 16-18 years old. Thamesmead School co-educating 11-16 year olds. Tasis, The American School is in Thorpe village and approximately 20 minutes away by road.

Shepperton village has a well-supported array of shops, restaurants, coffee bars and pubs, together with a bus service accessing numerous towns, including, Chertsey, Walton on Thames, Sunbury, Staines upon Thames, Hounslow and Kingston and the railway station serving London Waterloo (16 miles) taking between 53 and 57 minutes depending on route and has approximately 39 trains a day.

Motorway access to the M25 and M3 are both within a 12 minute drive.





## INFORMATION

<b>TENURE:</b>	Freehold
<b>COUNCIL TAX:</b>	G
<b>COUNCIL:</b>	Spelthorne Borough Council
<b>EPC:</b>	D
<b>PRICE:</b>	£1,180,000





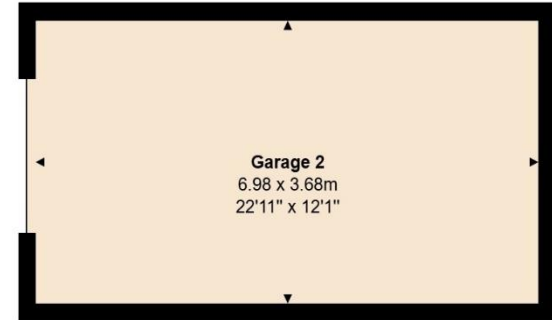
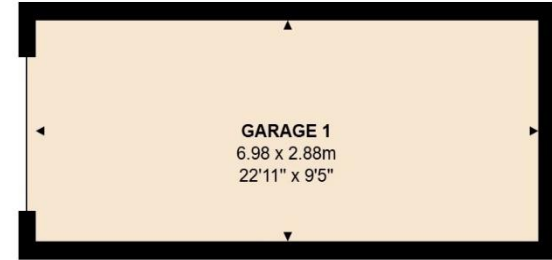
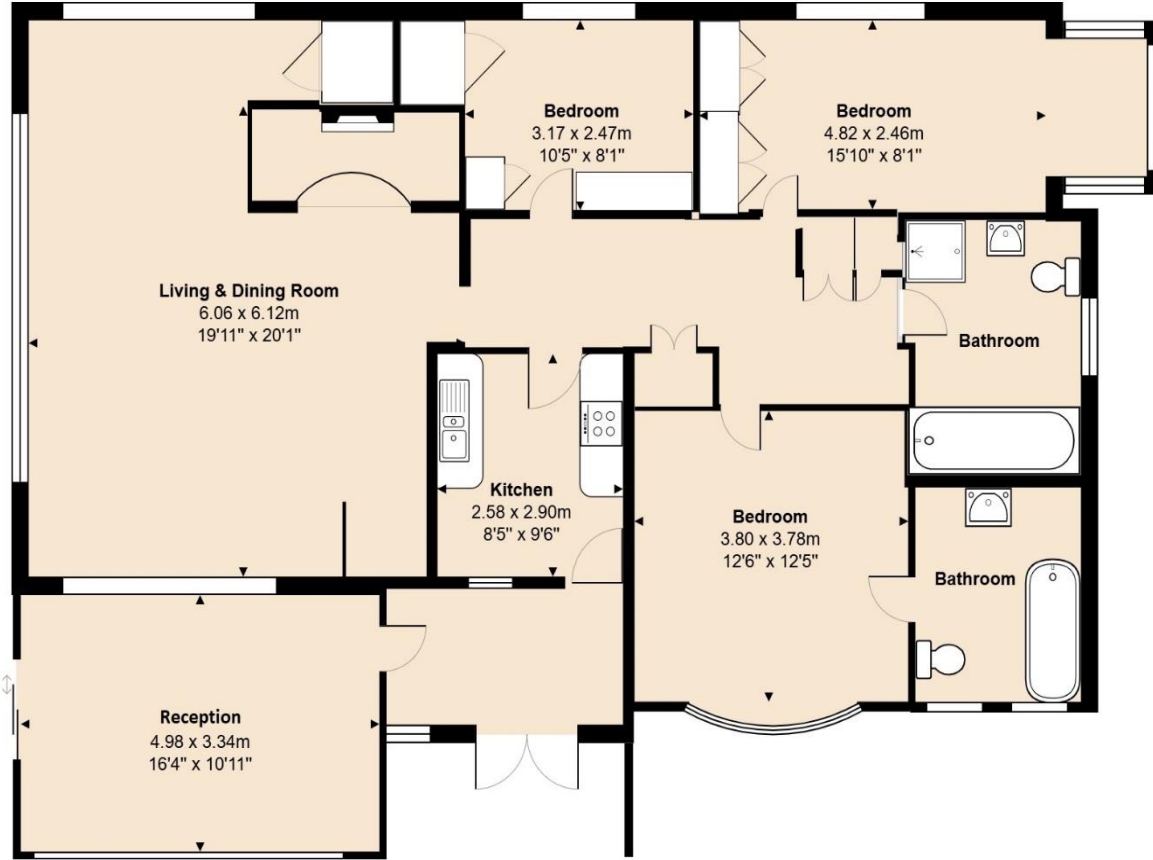
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



Timber Lodge, Towpath, Shepperton, TW17 9LL

Total Area: 187.9 m<sup>2</sup> ... 2022 ft<sup>2</sup>



All measurements are approximate and for display purposes only

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.

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