



Zingari, Lower Sunbury, TW16





Description:

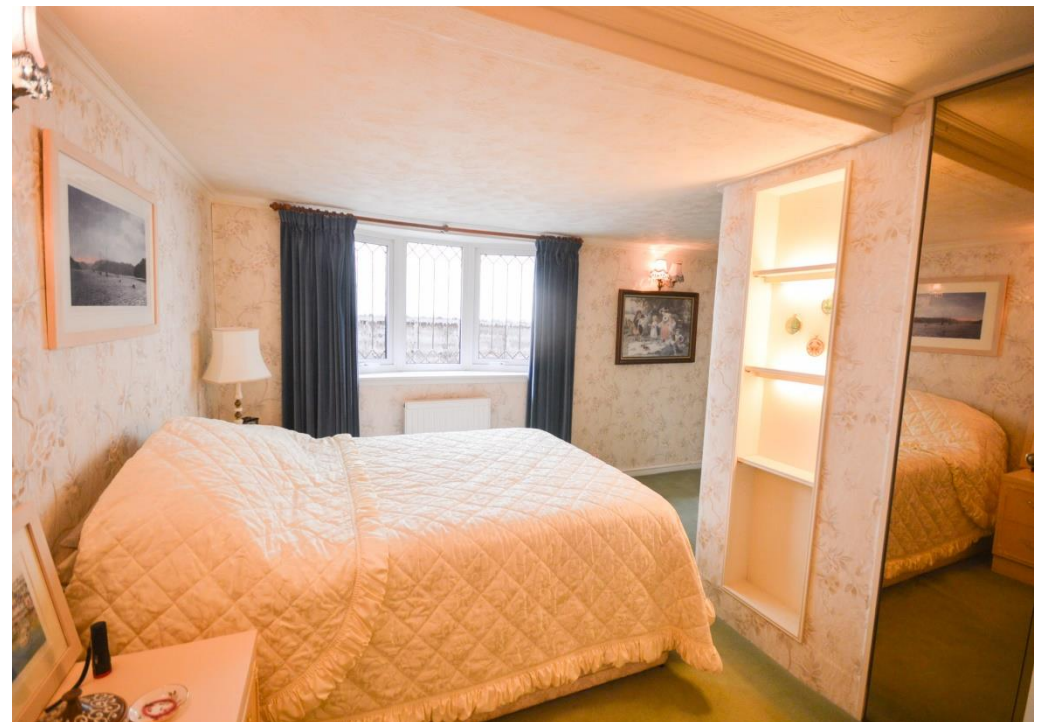
We are delighted to offer for sale this freehold residential home in a quiet private road in Sunbury on Thames. The property itself is a detached home covering 1,345 sqft, consisting of 3 bedrooms, two with ensuite bathrooms, one also with access to a balcony, family bathroom, good size kitchen breakfast room, large lounge, separate dining room and a conservatory overlooking the riverside garden. To the riverside, there is a well maintained and mature garden leading to the 2 tier mooring.

To the front of the property there is off street parking for a couple of vehicles and driveway access to the detached garage.

The property is located between Lower Sunbury Village, Shepperton Village and Walton on Thames, all offering an array of local shops, trades, transport links by road and rail, pubs and restaurants. Access into London by train varies in time between 33 minutes and 57 minutes depending on the station. There are numerous local parks and open spaces together with Thames Path walks and Marinas.

A variety of schools are nearby with Beauclerc (Nursery to Year 2); Chennestone Primary (5-11) and Hawkedale Primary School all offering co-education. Secondary schooling is at The Bishop Wand CoE School and sixth form (11-19) co-education and Thamesmead School 11-16 co-educational in Shepperton.

A visit to this property is truly worthwhile to fully appreciate what this location has to offer and the benefits of living by the water.

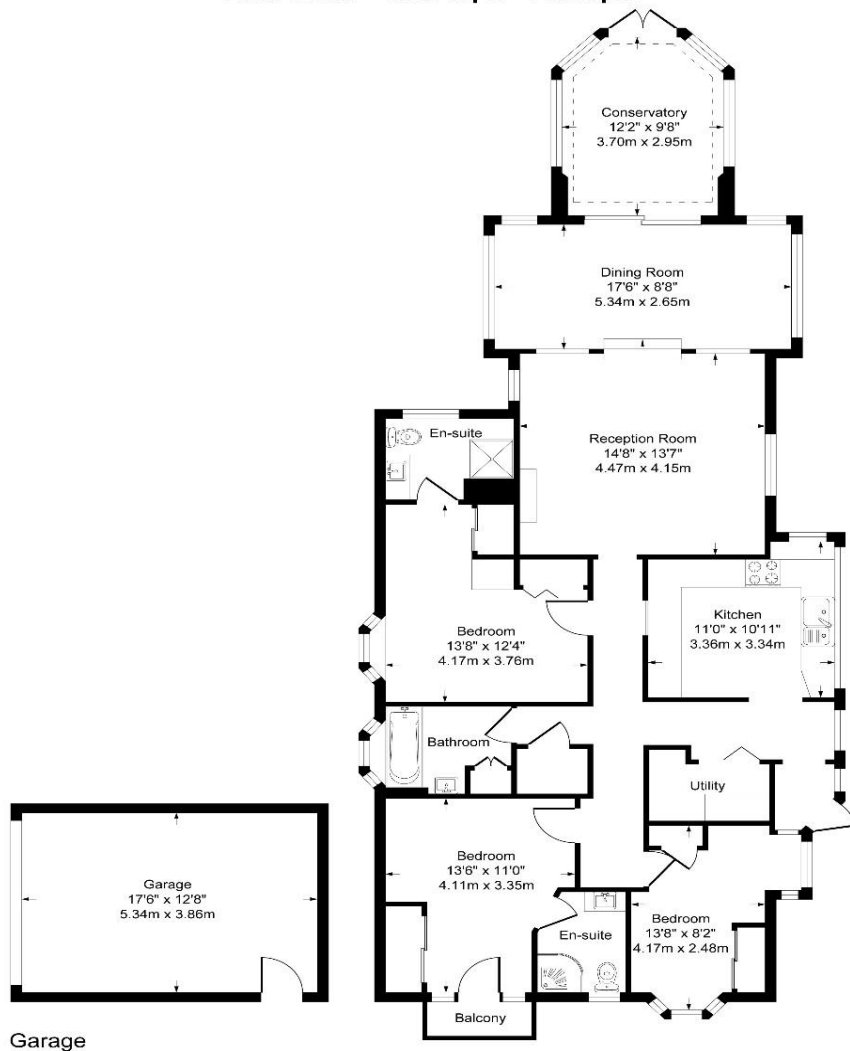




Approximate Gross Internal Area = 1345 sq ft - 125 sq m

Garage Area = 223 sq ft - 21 sq m

Total Area = 1568 sq ft - 146 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	48 E	
21-38	F		
1-20	G		

INFORMATION

TENURE: Freehold
COUNCIL TAX: E
COUNCIL: Spelthorne Borough Council
EPC: E
GUIDE PRICE: £650,000

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 on 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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Water Side Residential

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