

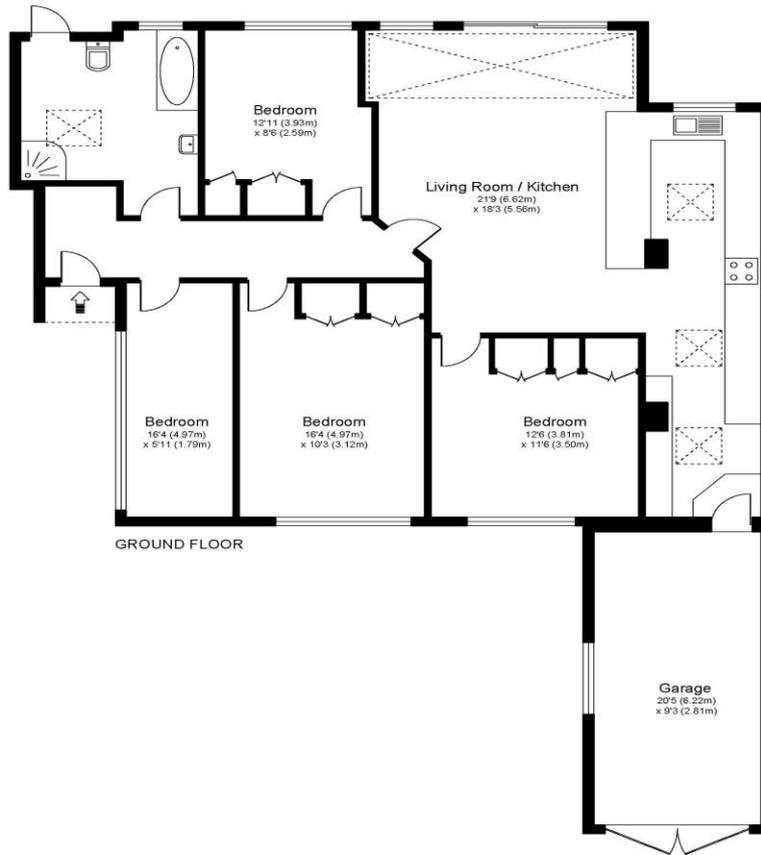


The Wheelhouse Sandhills Meadow Shepperton Surrey TW17 9HY

£700,000



THE WHEELHOUSE, SANDHILLS MEADOW, SHEPPERTON, TW17



Approximate Gross Internal Floor Area : 115 m sq / 1240 sq ft
 Garage : 18 m sq / 190 sq ft
Total Area : 133 m sq / 1430 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

For sale with no onward chain, The Wheelhouse is a unique riverside bungalow offering a high degree of versatility. Located on Sandhills Meadow, a sought-after private road, the property is deceptively spacious. The core of the home is a large open-plan living area that integrates seamlessly with a comprehensively fitted kitchen featuring built-in appliances. The layout provides four bedrooms; three are comfortable doubles all with built in wardrobes, while the fourth serves perfectly as a study or single room. A standout feature is the large family bathroom, which is exceptionally well-appointed including a separate shower cubicle and direct access out to the swimming pool area. The living space opens onto a private, walled terrace designed for low maintenance, which houses a private swimming pool. Beyond the terrace is a large, decked area, ideal for entertaining, leading down to a lawn and the 18' mainstream mooring on the River Thames. The garden enjoys an unobstructed outlook toward the nature conservation area of Desborough Island. To the front, the property provides off-street parking for multiple vehicles and a large integral garage. It is perfectly situated for the local community, with Shepperton High Street just 0.4 miles away and the train station 0.7 miles away. For those commuting by car, Junction 1 of the M3 and Junction 11 of the M25 are both within a short drive. EPC Rating TBC.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.