



**Westray Chertsey Road Shepperton Surrey TW17 9PB**

**£675,000**



WESTRAY CHERTSEY ROAD TW17



Approximate Gross Internal Floor Area: 128 m sq / 1378 sq ft

Garage Area: 23 m sq / 247 sq ft

Total Area : 151 m sq / 1625 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.

Occupying an enviable position directly overlooking the River Thames to the rear, this detached bungalow offers a rare blend of serene waterside living and exciting development potential. The heart of the home is a truly stunning, spacious lounge-diner designed to frame the water views, creating an ideal space for both relaxation and entertaining. The primary bedroom is a masterclass in clever design, featuring bespoke fitted wardrobes and a charming "hidden" en-suite shower room, while the kitchen and family bathroom are maintained in excellent condition throughout. Toward the front of the home, a versatile second sitting room showcases a handcrafted wooden staircase leading to the expansive loft space. This area represents a significant opportunity for a visionary buyer; while planning permission has previously been granted (now expired) to transform the roof into an additional bedroom, bathroom, and private balcony, the potential remains to create a bespoke upper floor that maximizes the panoramic river views. The exterior of the property is equally impressive, set behind secure gates that open to a substantial double garage and off-street parking. To the side, the property is flanked by open fields, ensuring a sense of privacy and a lush, green outlook from every angle. The rear garden serves as a private sanctuary, featuring a beautifully landscaped lawn and a raised decking area perfectly positioned for watching life on the water. Beyond the garden and across the public footpath lies your own 30ft private mooring—a luxury feature that makes this property a true rarity on the market. This is a unique opportunity to purchase a home with genuine river frontage and the potential to extend subject to the standard permissions. EPC Rating: D



**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.