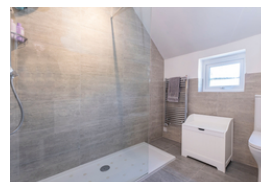
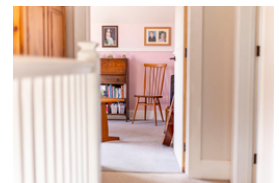
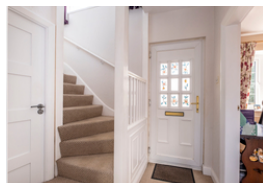
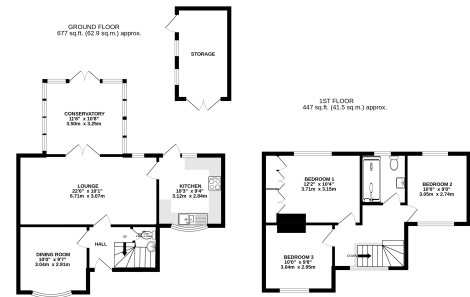


Client Draft Details Sign-off

Carnation Cottage, Highfield Road, Sunbury-on-Thames, Middlesex. TW16 6DL.

£995,000



- Detached Character Cottage
- Private Road in Semi-Rural Location
- Three Double Bedrooms
- Two Reception Rooms
- Downstairs Cloakroom
- Stunning 75ft South West Facing Garden
- Scope to Extend STPP
- Freehold

Bazely and Co are delighted to bring to the market this wonderful three bedroom detached cottage, located in a private road in Lower Sunbury. Built in 1907, the cottage has been lovingly looked after and maintained to a high standard. Upon entering the property, you are greeted by a spacious and bright entrance hall, with downstairs cloakroom and understairs storage cupboard. To the front of the property, there is a good sized room which is currently utilised as an office, but could also be used as a dining room, snug or extra bedroom. The large living room is a lovely space, with views out onto the beautiful rear garden. There is also a conservatory, which was added in 2007, providing extra space for entertaining or relaxing. The kitchen has a real "country cottage" feel, with integrated appliances and double aspect views to the front and rear of the property. Upstairs, there are three double bedrooms, one with built in wardrobes and a family bathroom. Vaulted ceilings give a feel of light and space. There is a large loft, providing lots of storage space. Outside, there is a stunning south westerly facing garden, extending to 75ft, with a useful garden cabin room. To the front of the property, there is a driveway with space for two vehicles. Highfield Road is a private, semi-rural road, located in Lower Sunbury, close to riverside pubs and local amenities. Shepperton is also located within one mile, with both Upper Halliford and Shepperton stations serving direct links to London Waterloo. The property is a great size and offers scope for further extension STPP. Freehold. Council Tax Band E. EPC RATING D

Entrance Hall

Radiator

Lounge

6.71m x 3.07m (22' 0" x 10' 1") Two radiators, window to rear, access to conservatory and kitchen.

Conservatory

3.50m x 3.25m (11' 6" x 10' 8") French doors to garden, electric radiator.

Kitchen

3.12m x 2.84m (10' 3" x 9' 4") Range of shaker style units, space for oven, fridge/freezer, dishwasher and washing machine. Wall hung boiler. One and a half bowl sink with mixer tap, window to front and double glazed door to rear garden.

Dining Room

3.04m x 2.91m (10' 0" x 9' 7") Window to front, electric fireplace.

Cloakroom

1.93m x 1.15m (6' 4" x 3' 9") Obscure window to side, low level WC, hand basin, cupboard housing meters.

Bedroom One

3.71m x 3.15m (12' 2" x 10' 4") Built in wardrobes, radiator, window to rear.

Bedroom Two

3.05m x 2.74m (10' 0" x 9' 0") Window to rear, radiator.

Bedroom Three

3.04m x 2.95m (10' 0" x 9' 8") Window to front, decorative fireplace.

Garden

Extending to 75ft, south west facing. Side access.

Garden Room

With power.

Signed:Date: