



**GREGORY BROWN**  
RESIDENTIAL SALES & LETTINGS

O.I.E.O £600,000 Freehold  
**FOR SALE**



## **17 Laleham Road, SHEPPERTON, TW17 8EQ**

SPACIOUS DETACHED BUNGALOW IDEALLY LOCATED FOR SHEPPERTON TOWN CENTRE & MAINLINE TRAIN STATION. The property benefits from a spacious lounge leading to large conservatory, modern kitchen/breakfast room, three well proportioned bedrooms, modern white bathroom suite, separate W.C, large secluded rear garden, off-street parking and garage. Viewings Highly Recommended!

**Gregory Brown**

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## ROOM DESCRIPTIONS

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### Covered Porch

With UPVC double glazed front door.

### Entrance Hall

Light and power points, telephone point, single radiator, built-in storage cupboard, access to loft space and doors to:

### Lounge

Front and rear aspect UPVC double glazed windows, light and power points, two double radiators, TV point, rear aspect UPVC double glazed door to Conservatory.



### Conservatory

Rear and side aspect UPVC double glazed windows, light and power points, double radiator, doors to Garden.



### Kitchen

Rear and side aspect UPVC double glazed window, range of fitted units at eye and base level, roll edged worktops, sink drainer unit, built-in oven and hob, integrated fridge, space for washing machine, double radiator, wall mounted boiler, UPVC double glazed door to Garden



### Bedroom 1

Front aspect UPVC double glazed Bay window, light and power points, range of built-in wardrobes and drawers, double radiator.





## ROOM DESCRIPTIONS

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### Bedroom 2

Front aspect UPVC double glazed Bay window, light and power points, single radiator, built-in storage cupboard.



### Bedroom 3

Side aspect UPVC double glazed window, light and power points, single radiator.

### Bathroom

Side aspect UPVC double glazed window, panel enclosed bath, wash hand basin inset to cabinet, heated towel rail, partly tiled walls.



### Separate W.C.

Side aspect UPVC double glazed window, low level W.C, wash hand basin, partly tiled walls.

### Outside

#### Front Garden

Driveway leading to garage and pathway to front door.

### Rear Garden

Mainly laid to lawn with shrub borders, patio area nearest to property, further patio, gated side access to front, hardstanding for timber shed.



### Garage

With electric roller door, rear aspect UPVC double glazed window and door, light and power points.



FLOORPLAN

