

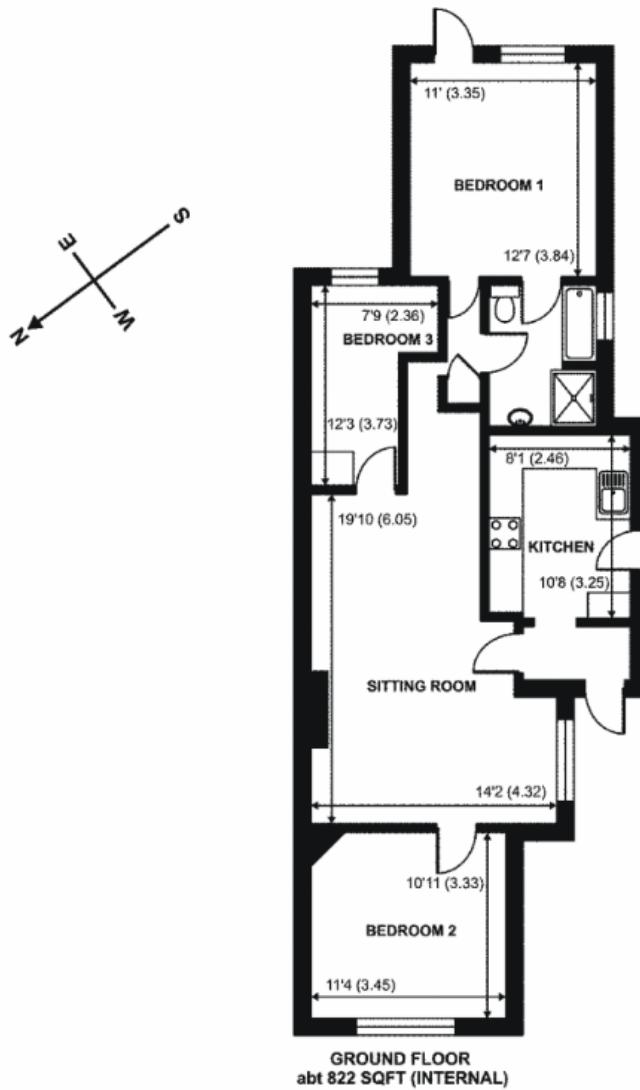
## Wood Road, Shepperton, TW17 0DX

### Guide Price £450,000



- No Onward Chain
- Integrated Appliances
- Private Driveway
- LVT Flooring
- Modern Kitchen
- Low Maintenance Garden
- Close To Amenities
- Good Condition Throughout

NOT TO SCALE



APPROX. GROSS INTERNAL FLOOR AREA 822 SQ FT 76.4 SQ METRES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		84
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We have not tested the services or domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars form no part of any offer or contract and their accuracy cannot be guaranteed.