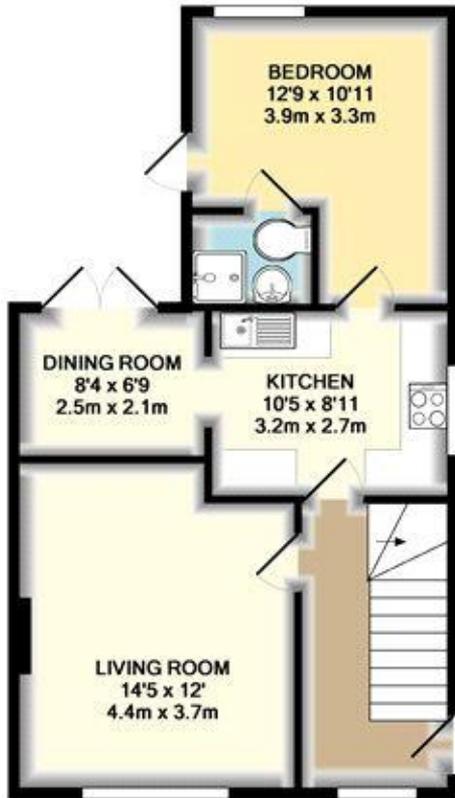


## Pentland Avenue, Shepperton, TW17 0BL

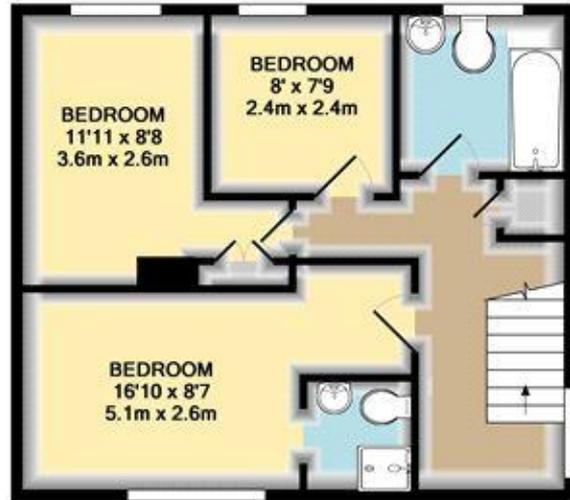
**Guide Price £450,000**



- Three/Four Bedrooms
- Close To Shepperton High Street
- Ideal First Time Buy
- Fitted Kitchen
- Ample Off Street Parking
- Well Located For Schools
- Modern Bathroom
- Three Bathrooms



GROUND FLOOR  
APPROX. FLOOR  
AREA 527 SQ.FT.  
(48.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 483 SQ.FT.  
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1010 SQ.FT. (93.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		75
(55-68)	<b>D</b>	63	
(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.