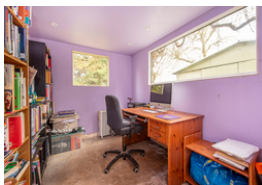
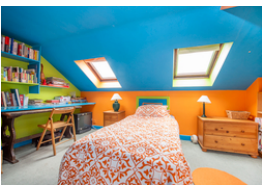
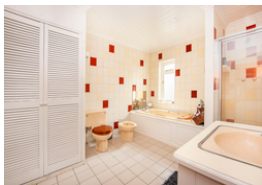
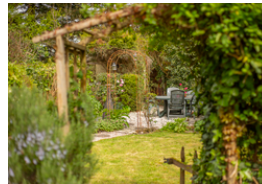


**Client Draft Details Sign-off**

64 Crescent Road, Shepperton, Middlesex. TW17 8BP.

£775,000



- Victorian Semi Detached House
- Three Double Bedrooms
- Gas Central Heating
- 86" Rear Garden
- Backing On To The River Ash
- Shepperton Railway station 0.5 mile
- Catment Are for St Nicholas, Saxon and Thamesmead Schools
- Council Tax Band F - £3,328

Crescent Road is a quiet, no through road, less than 500m from Shepperton Railway station and 600m from the High Street, it is a very desirable location. Within the catchment areas of St Nicholas Primary school, Saxon Primary School and Thamesmead Senior School. The residents in the village support all the independent traders, pubs and restaurants, which keeps up the strong community feeling.

This fabulous 3 double bedroom, Victorian semi detached house, located in a very popular, quiet location, backing on to the river Ash and Sunbury golf course. Through the entrance door the hallway leads to the stairs and lounge with its exposed floorboards and open fireplace. The lounge leads to a large, bright built in kitchen/diner, which is great for a gathering. Upstairs on the first floor are two double bedrooms along with a large bathroom. On the second floor is a substantial loft conversion with 4 windows, allowing lots of natural light.

French doors lead from the dining area on to a beautifully maintained garden with stepping stones, two area's for outside dining and a bridge over the water to the golf course. At the end of the garden is an insulated and glazed cabin with WIFI, lighting and electricity. This is currently used as an office. The garden also has two sheds. EPC rating

**Kitchen/Diner**

4.45m x 6.43m (14' 7" x 21' 1")

**Lounge**

3.48m x 7.42m (11' 5" x 24' 4")

**Master bedroom**

3.81m x 3.31m (12' 6" x 10' 10")

**Bedroom 2**

3.76m x 3.07m (12' 4" x 10' 1")

**Bathroom**

3.35m x 2.84m (11' 0" x 9' 4")

**Bedroom 3**

4.65m x 4.67m (15' 3" x 15' 4")

**Garden**

0' 0" x 80' 0" (0.00m x 24.38m)

Signed: .....	Date: .....
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