



GREGORY BROWN
RESIDENTIAL SALES & LETTINGS

£495,000 Freehold
FOR SALE



22 St Andrews Close, SHEPPERTON. TW17 8QJ

SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY IN SOUGHT AFTER LOCATION OFFERING GREAT SCOPE FOR EXTENSION (S.T.R.P.P). The property benefits from a spacious lounge, large dining/family room, modern fitted kitchen, three well proportioned bedrooms, modern white bathroom suite, large rear garden and garage. Viewings Highly Recommended

Gregory Brown

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ROOM DESCRIPTIONS

Hardwood front door to:

Entrance Hall

Light point, glazed door to:

Lounge

Front aspect UPVC double glazed window, light and power points, double radiator, feature fireplace.



Dining/Family Room

Rear aspect UPVC double glazed French doors to Garden, light and power points, two single radiators, side aspect UPVC double glazed window, understairs storage cupboard, stairs to first floor.



Kitchen

Rear aspect UPVC double glazed window, range of fitted units at eye and base level, roll edged worktops, 1 1/2 bowl sink drainer unit, built-in oven and hob with extractor over, space for fridge/freezer, partly tiled walls. Glazed door to Garden.



First Floor

Landing

Front aspect window, light and power points, access to loft space and doors to:

Bedroom 1

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



ROOM DESCRIPTIONS

Bedroom 2

Rear aspect UPVC double glazed window, light and power points, single radiator, built-in wardrobes.



Rear Garden

Mainly laid to lawn with shrub borders, Summerhouse with light and power.



Bedroom 3

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

Bathroom

Side aspect UPVC double glazed window, panel enclosed bath, pedestal wash hand basin, low level W.C., partly tiled walls, single radiator.



Outside

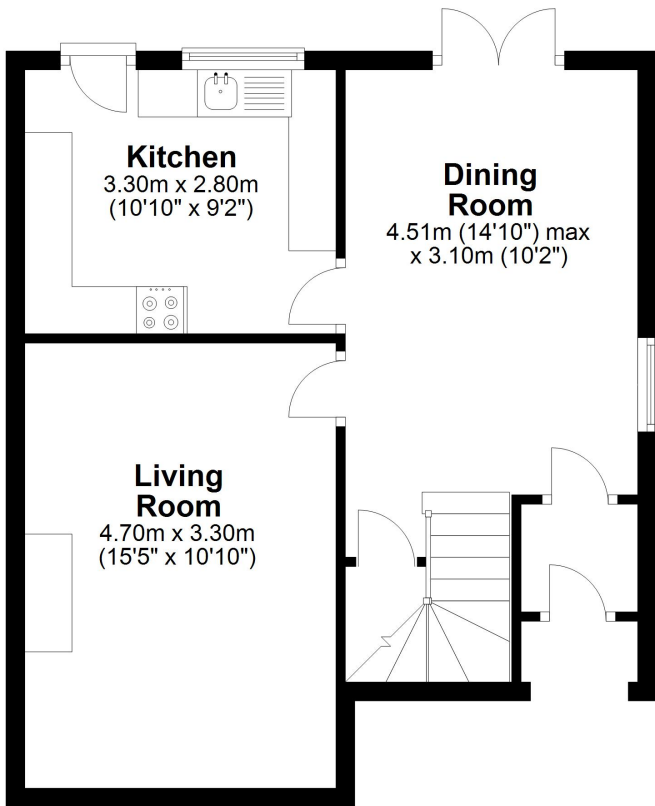
Front Garden

Mainly laid to lawn with driveway leading to Garage.

FLOORPLAN

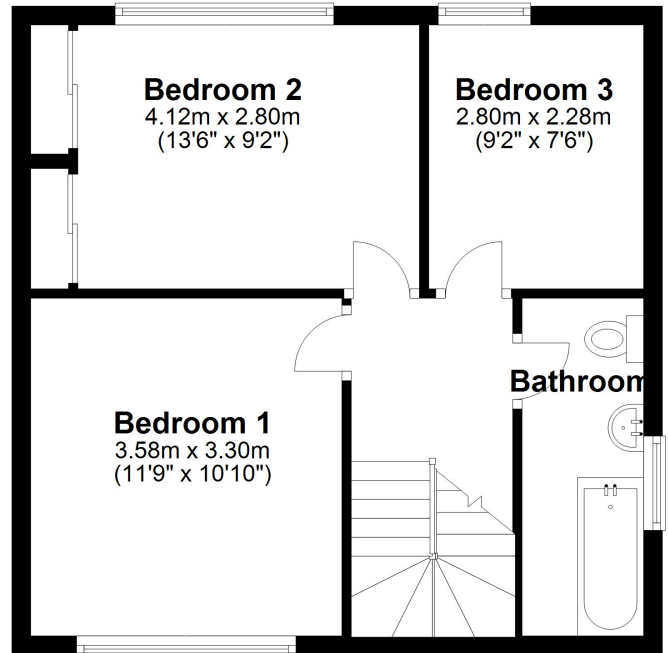
Ground Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 86.6 sq. metres (932.2 sq. feet)