

Catlin Crescent, Shepperton, TW17 8EU

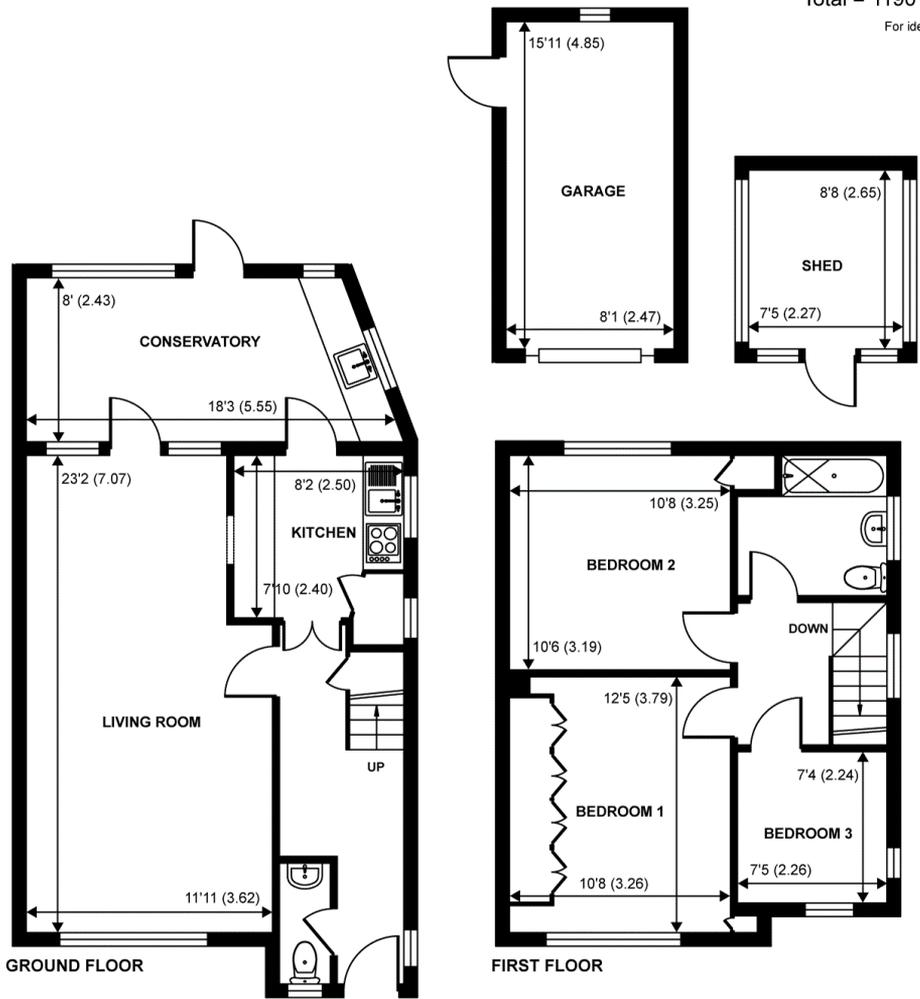
Guide Price £525,000



- No Onward Chain
- Close To Shops & Amenities
- Cul-de-sac Location
- Downstairs WC
- Conservatory
- Garage
- Potential To Extend (STPP)
- Close To Schools

Approximate Area = 996 sq ft / 92.5 sq m
 Garage = 129 sq ft / 11.9 sq m
 Shed = 65 sq ft / 6 sq m
 Total = 1190 sq ft / 110.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
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.