

## Charlton Road , Shepperton , TW17 0RL

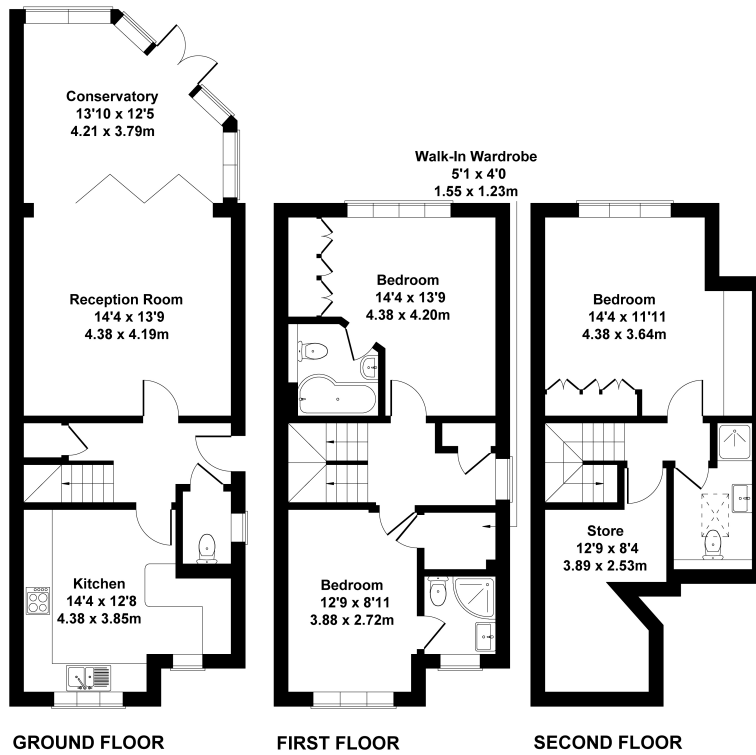
### Guide Price £700,000



- Semi-Detached House
- Two Luxury En-suites
- Hardwood Doors Throughout
- Drive for 4 Cars
- Three Double Bedrooms
- Second Floor Shower Room
- Underfloor Heating & Double Glazing
- Conservatory

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Approximate Gross Internal Area  
Main House 1464 sq ft - 136 sq m



This floorplan is for guidance only and does not form part of an offer or contract.  
Buyers or tenants should verify all details through inspection, searches, and surveys.  
Measurements are approximate and should not be relied upon for valuation or transactions.

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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>	80	85
(55-68)	<b>D</b>		
(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.