

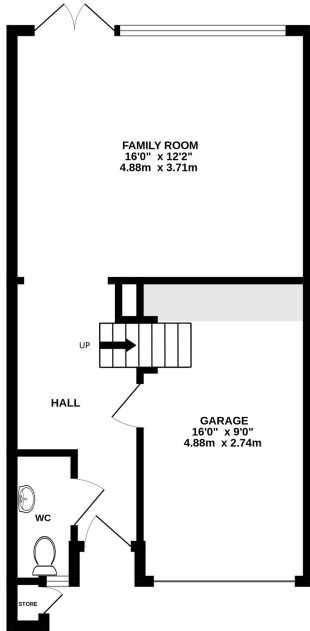
## Grove Road, Shepperton, TW17 9EL

**£499,950**

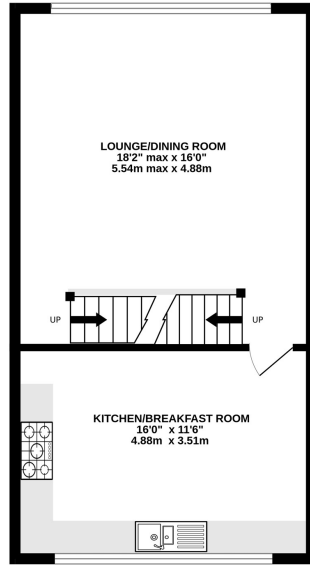


- Three Bedroom Town House
- Within Catchment of St Nicholas and Thamesmead Schools
- Garage and Driveway
- Conservation Area
- Family Room and Separate Lounge
- Downstairs WC
- Private Rear Garden
- Freehold, Council Tax Band E  
£2816

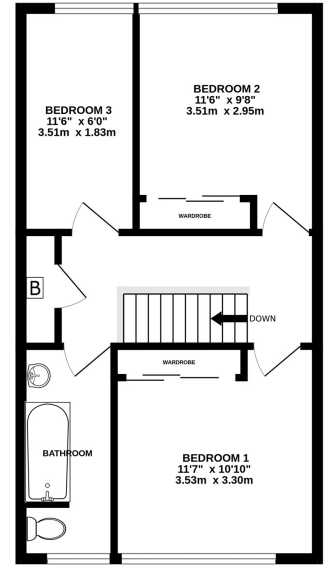
GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



2ND FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1401 sq.ft. (130.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</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.