

## **Watersplash Road, Shepperton, TW17 0EX**

### **Guide Price £520,000**



- Off Street Parking
- Energy rating B
- Electric Car Charger
- Potential to Extend (had planning in 2015)
- Solar Panels
- Range of Outbuildings
- Loft Room with Air Conditioning and Velux Windows
- Views Across Green Fields from Rear Garden

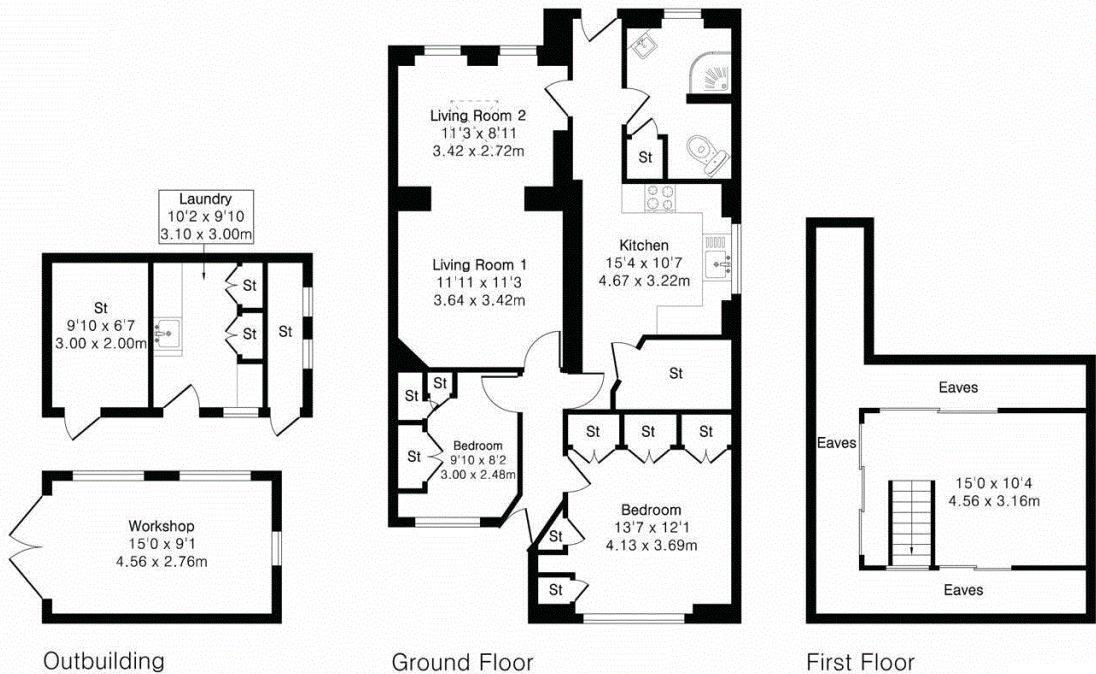


**Approximate Gross Internal Area 986 sq ft - 92 sq m  
(Excluding Outbuilding)**

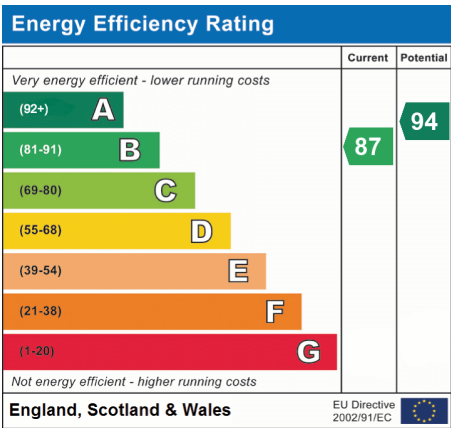
Ground Floor Area 830 sq ft – 77 sq m

First Floor Area 156 sq ft – 15 sq m

Outbuilding Area 303 sq ft – 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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. There particulars form no part of any offer or contract and their accuracy cannot be guaranteed.