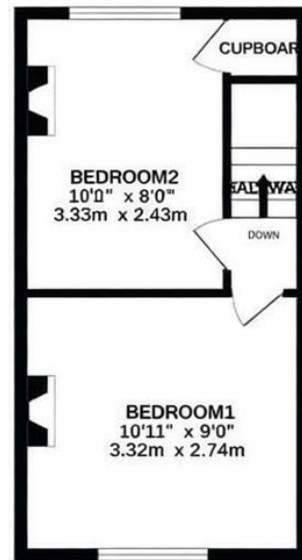
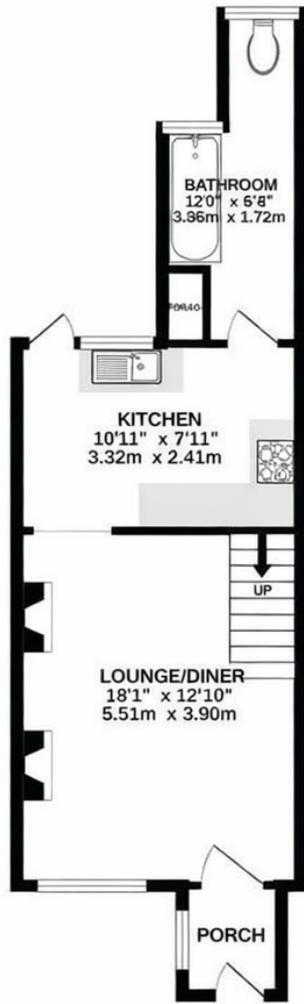


Charlton Road, Shepperton, TW17 0SR

Guide Price £400,000



- Ideal First Time Buy
- Character Cottage
- Village Location
- Wood Burning Stove
- Two Double Bedrooms
- Good Size Rear Garden
- Semi Detached
- Good Condition Throughout



TOTAL FLOOR AREA: 732 sq.ft (63 sq.m) approx
 Ground floor 658 sq.ft (61.2 sq.m) approx.
 First floor 104 sq.ft (9.7 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors, and of any other item, an appraiser and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(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.