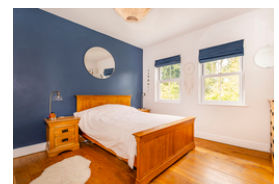
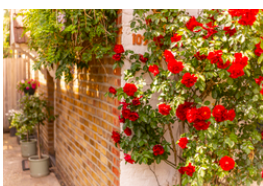
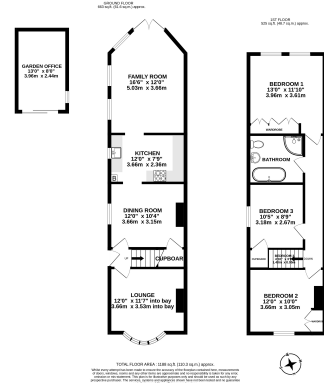


Client Draft Details Sign-off

109 Watersplash Road, Shepperton, Surrey. TW17 0EE.

£620,000



- Semi Detached Edwardian Cottage
 - Beautifully Presented Throughout
 - Three Double Bedrooms
 - Four Piece Bathroom
- Modern Kitchen
 - Garden Office
 - 80ft Westerley Facing Garden

Bazely and Co are delighted to bring to the market this stunning, semi detached three bedroom Edwardian cottage in Shepperton. Built in 1902, Coronation Cottages are a row of six semi-detached properties in Watersplash Road. The property was restored and extended in 2003 and is now a beautiful family home. As you enter the property, you will find an original quarry tiled entrance hall. The cosy and characterful lounge has a lovely bay window, high ceilings and working fireplace. Into the dining room you will find solid oak flooring, a large understairs storage cupboard and a restored arch doorway through to the modern kitchen. The kitchen has a range of shaker style units, granite worktops, butler sink, integrated dishwasher, washing machine and space for cooker and fridge/freezer. The light and bright family room is a fantastic space, ideal for relaxing or entertaining, leading out to the westerley facing garden through French doors. Upstairs, you will find three double bedrooms, one with feature fireplace and two with built in wardrobes. The beautiful four piece family bathroom consists of a rolltop bath with hand held shower, separate walk in shower cubicle, WC, hand basin and underfloor heating. Outside you will find the landscaped rear garden, extending to 80ft and packed with mature trees and shrubs. There is a sunny patio area and the addition of a garden room, which is fully insulated, has power, lighting and comes with an electric portable heater for winter- this space is ideal as a home office. There is also a useful storage shed and loft space. Located within one mile of Shepperton high street, railway station with direct links to London Waterloo, post office, shops and restaurants. To add to its appeal, it is within the catchment area of reputable local primary and secondary schools. Freehold. Council Tax Band D. EPC Rating D.

Entrance Hall

Quarry tiled flooring.

Lounge

3.66m x 3.53m (12' 0" x 11' 7") Bay window, gas feature fireplace, solid oak flooring, radiator.

Dining Room

3.66m x 3.15m (12' 0" x 10' 4") Window to side, plantation shutters, understairs storage cupboard, radiator, solid oak flooring.

Kitchen

3.66m x 2.36m (12' 0" x 7' 9") Shaker style units, granite worktops, butler sink, integrated washing machine and dishwasher. Space for cooker and fridge/freezer. Window to side, extractor fan. Solid oak flooring.

Family Room

5.03m x 3.66m (16' 6" x 12' 0") French doors to garden, windows to side and rear, solid oak flooring, two radiators.

Bedroom 1

3.96m x 3.61m (13' 0" x 11' 10") Sash windows to rear, radiator.

Bedroom 2

3.66m x 3.05m (12' 0" x 10' 0") Sash window to front, built in wardrobes, radiator.

Bedroom 3

3.18m x 2.67m (10' 5" x 8' 9") Window to side, built in cupboard, radiator.

Bathroom

Tiled four piece suit, with roll top bath and hand held shower, walk in shower cubicle, hand basin and WC. Underfloor heating, heated towel rail and extractor fan. Window to

side.

Garden Office

3.96m x 2.44m (13' 0" x 8' 0") Fully insulated, double glazed, with power supply.

Garden

Westerley facing garden extending to 80ft. Patio area, lawn, mature trees and shrubs. Storage shed.

Signed:Date: