

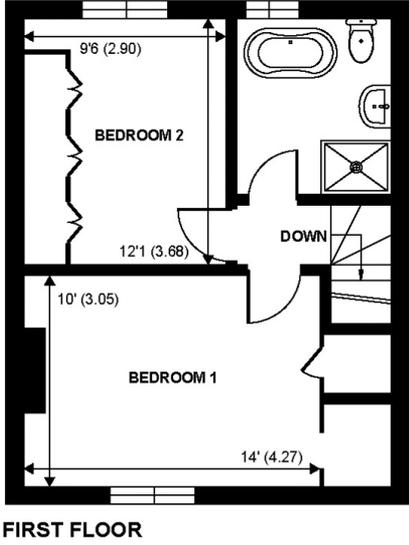
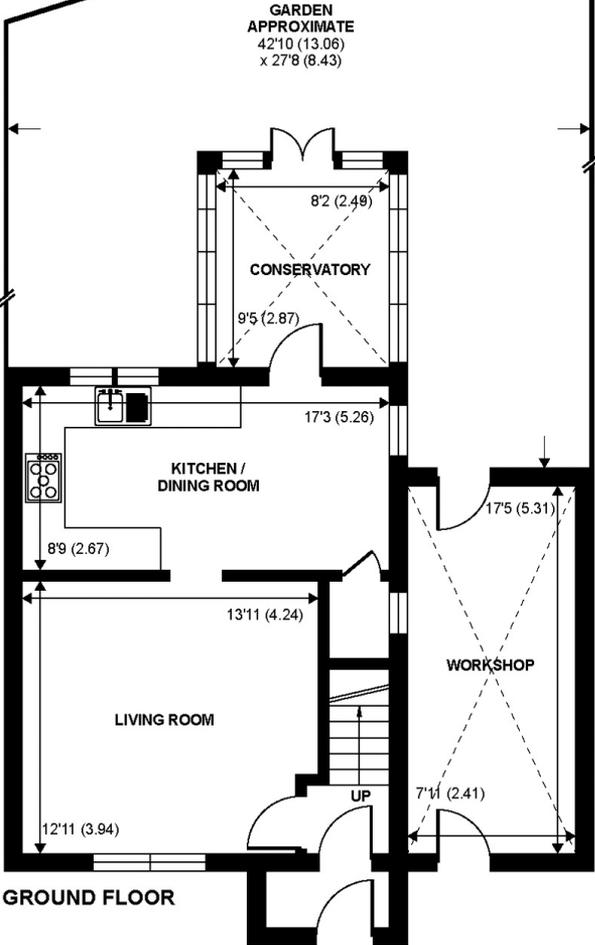
Acacia Avenue, Shepperton, TW17 0AY

Offers in Excess of £425,000



- Two Double Bedrooms
- Off Street Parking
- Close To Schools & Shops
- Conservatory
- Beautiful Four Piece Bathroom Suite
- Ideal First Time Buy
- Good Size Rear Garden
- Workshop

Approximate Area = 869 sq ft / 80.7 sq m
 Outbuilding = 138 sq ft / 12.8 sq m
 Total = 1007 sq ft / 93.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(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.