

17 Helgiford Gardens, Sunbury-On-Thames, TW16 7NB



Offers In Excess Of £495,000 Freehold



Situated in a desirable tree lined exclusive cul de sac. This delightful bright and airy 3 bedroom home boasts a south facing garden with huge potential to extend. No forward chain. Viewing is highly recommended.

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For Sale

Features include a spacious through lounge with a large bay window. The room includes a dining area with patio doors leading to a sunny secluded garden. The kitchen has recently had new appliances fitted. The kitchen leads to a W/C and laundry room with storage. Upstairs there is a spacious landing with doors to 3 good size bedroom, 2 of which have wall to wall fitted wardrobes. The bathroom is fully tiled and has recently been refurbished to accommodate a wet room.

Location

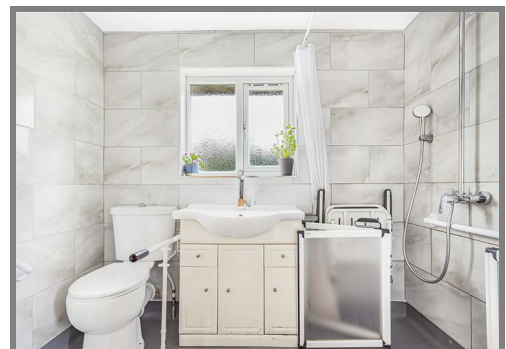
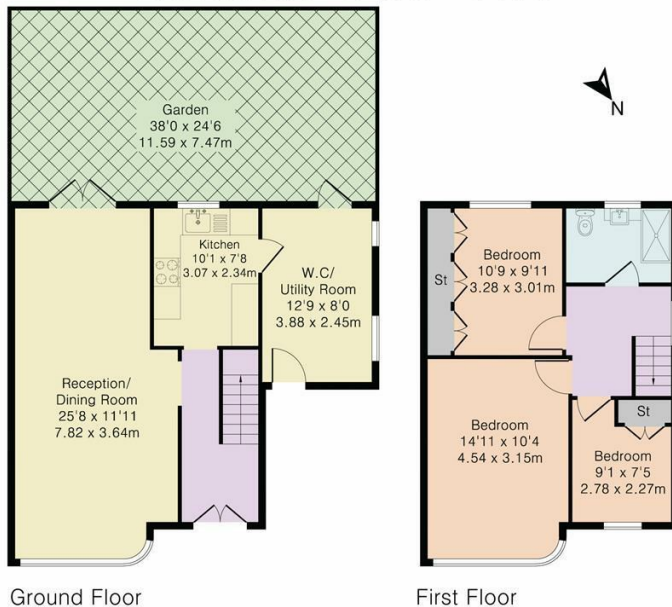
In a sought after cul de sac location just over 10 minutes walk to Sunbury Train Station and shopping centre, which includes an M&S Foodhall and Tesco Superstore. The M3/M25 Motorways are easily accessible along with the A316 to Richmond and London.



Approximate Gross Internal Area 976 sq ft - 90 sq m

Ground Floor Area 541 sq ft – 50 sq m

First Floor Area 435 sq ft – 40 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E		56	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.