



## 39 Western Drive

Shepperton, TW17 8HP

**Asking price £519,950**

Offered to the market with no onward chain is this three bedroom semi-detached family home, within walking distance of highly regarded schools, Shepperton High Street and train station.

The property benefits from a double storey extension, providing spacious and flexible accommodation over both floors. The ground floor has a front aspect living room with double doors to open plan family area and kitchen to the rear. There is also a separate utility room and guest cloakroom. The first floor consists of three well proportioned bedrooms and family bathroom suite.

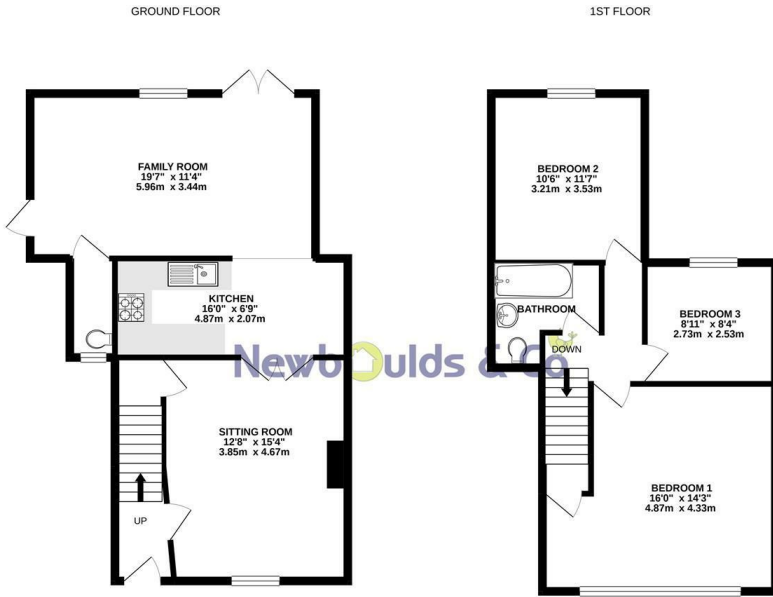
Externally, the private drive provides off street parking and there is a west facing garden to the rear.

Please note a sale of this property cannot complete until February 2022.

### Viewing

Please contact our Shepperton - Sales Office on 01932232927 if you wish to arrange a viewing appointment for this property or require further information.

# Floor Plan



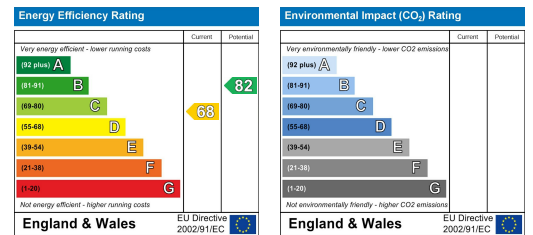
NextBoulds.com

TOTAL FLOOR AREA: 1302sq ft (121.0 sq m) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.  
 Made with Metshape 10/2021

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.