



**61 Old Charlton Road**

Shepperton, TW17 8AZ

**Asking price £775,000**



This detached home located just 300m from Shepperton High Street has been superbly extended and renovated by the current owner. The quality of finish to the property is clear to see, and plenty is going on in the background; the owners have installed a new heating system, rewired, installed cat 6 cabling and an alarm system.

The heart of the home has to be the rear aspect family room, that incorporates an incredible kitchen and opens directly on to the west facing garden. This room has ample space to provide a dining area and lounge, it is ready to be utilised the way you want. There are double doors that cleverly slide within the diving wall so you can enter a front aspect formal living room with engineered oak flooring and wood burner. The ground floor, which has under floor heating throughout, also provides a further reception room that is ideal as an office, home gym or bedroom and there is a shower room that includes utilities.

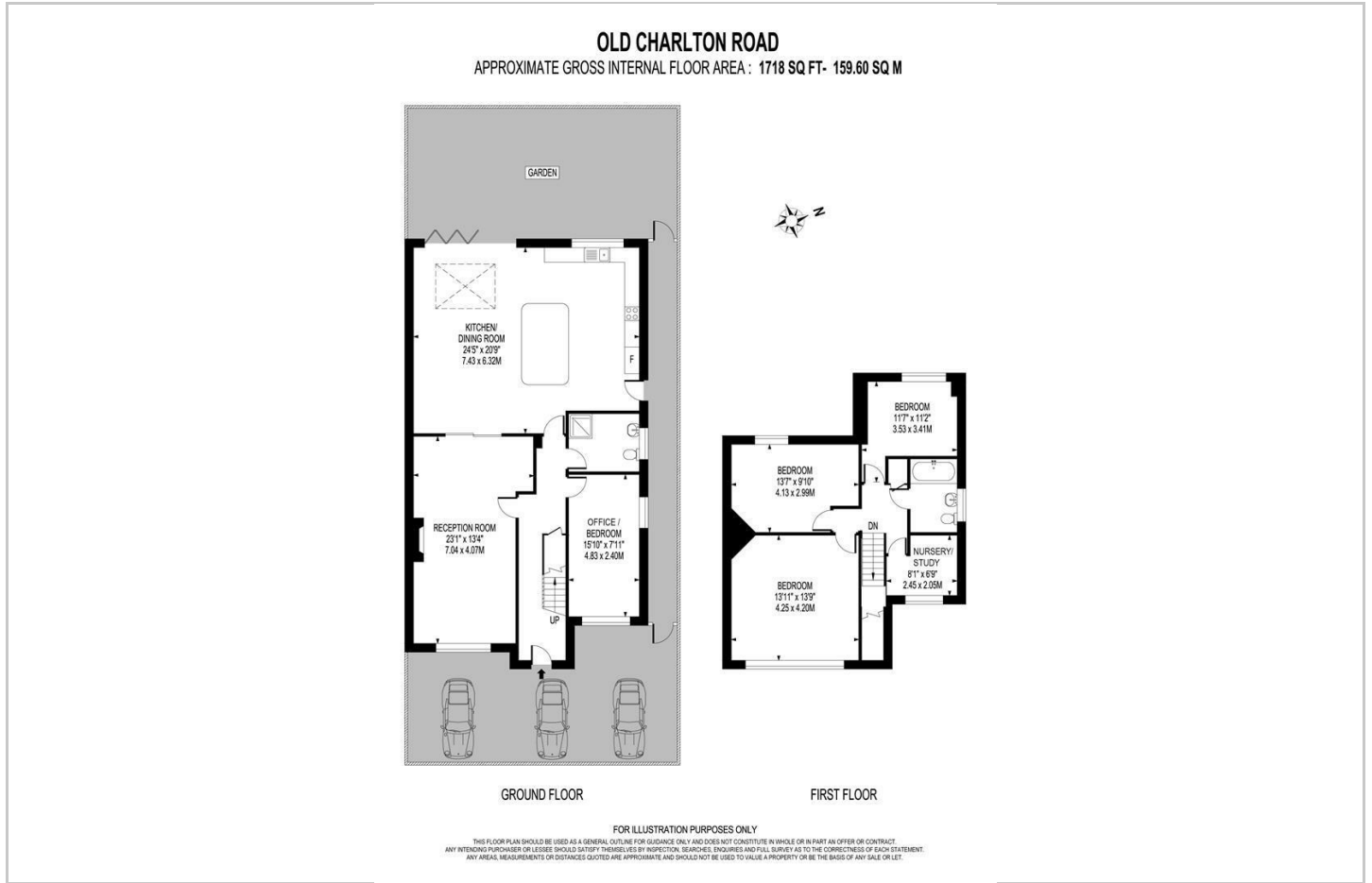
Follow the bespoke glass staircase to the first floor to find an immaculate family bathroom suite, three well proportioned double bedrooms and a single bedroom which is ideal for a nursery or study.

A west facing garden is wonderful for entertaining family and friends. If you are a fan of the outdoors, located at the end of the road is a pedestrian path to Sunbury golf course, River Ash and the Ash Link nature reserve.





# Floor Plan



# Area Map



# Viewing

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

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# Energy Efficiency Graph

