



Thames Meadow, Shepperton, TW17



DESCRIPTION:

We are delighted to present this charming two-bedroom brick-built bungalow, perfectly positioned on a south-facing plot with breathtaking views over the River Thames. Offering direct river access and a private mooring, this exceptional home provides an idyllic waterside lifestyle.

The spacious lounge and dining area take full advantage of the stunning river views, with large windows and doors leading out to the patio and beautifully maintained garden, seamlessly blending indoor and outdoor living. The open-plan kitchen, which flows into the dining area, is designed to maximize both space and natural light while offering delightful river vistas.

Both double bedrooms provide comfortable accommodation, with a well-appointed family bathroom serving the home. To the side of the property, an attached garage and large utility room add further convenience and storage options. Approaching the home via a private road, residents also benefit from peaceful views across the open fields opposite.

Shepperton offers an array of amenities, including shops, restaurants, coffee bars, and traditional pubs, while excellent transport links make commuting a breeze. Shepperton railway station provides regular services to London Waterloo in as little as 53 minutes, with access to surrounding towns such as Chertsey, Walton-on-Thames, Sunbury, Staines-upon-Thames, Hounslow, and Kingston via an efficient bus network. Major road links, including the M25 and M3, are just a 12-minute drive away.



For families, the area is well-served by a range of highly regarded schools, including St Nicholas Church of England Primary School (ages 5-11), Saxon Primary School (ages 4-11), Halliford Boys Independent School (ages 11-16, with co-educational Sixth Form), and Thamesmead School (ages 11-16).

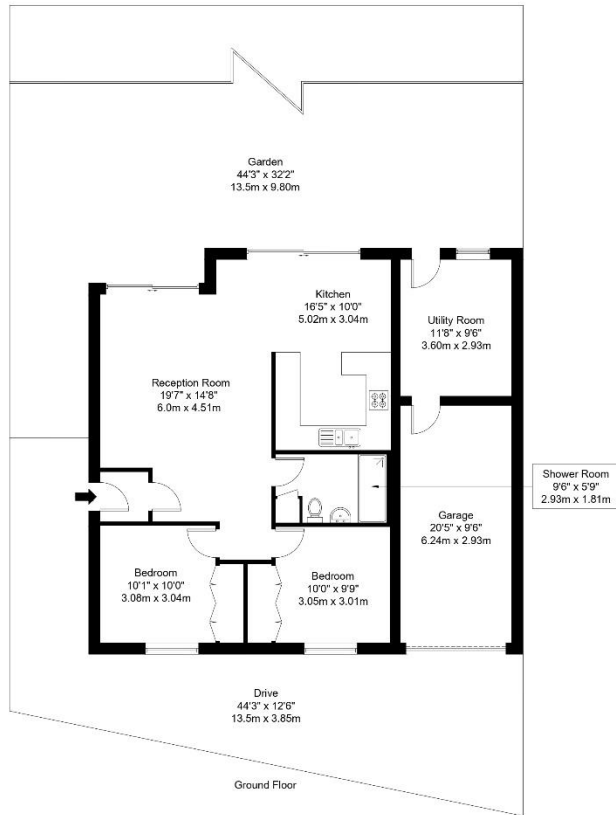
This exceptional riverside home offers a rare opportunity to enjoy tranquil yet well-connected living with direct Thames access. Early viewing is highly recommended to appreciate the superb quality, breathtaking setting, and fantastic lifestyle this property has to offer.

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Approx Gross Internal Area = 87.98 sq m / 947 sq ft

Garage = 18.28 sq m / 197 sq ft

Total = 106.26 sq m / 1144 sq ft



Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BLEUPLAN

INFORMATION

TENURE: Freehold
EPC: TBC
PRICE: £799,950
COUNCIL: Spelthorne Borough Council
COUNCIL TAX: Band F



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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