



Hamhaugh Island, Shepperton



DESCRIPTION:

We are delighted to offer this impressive brick built detached home, covering 1,614 sq.ft. with raised decking to two sides and wonderful views of the Thames. Upon entering the property, the hallway leads to the Riverside vaulted lounge with floor to apex windows making this room a bright and airy space with 3 sets of double opening doors onto the Riverside garden deck.

The fully fitted kitchen is open plan from the reception room with a dining area also enjoying direct River views.

The master bedroom has a walk in dressing room and modern ensuite shower room, the second bedroom has use of the family bathroom adjacent to it. Both bedrooms have double doors opening onto the raised deck over the private non-riverside lawn. The fourth bedroom on the ground floor has been re-purposed as a utility room however this could be reversed if needed.

Stairs lead up to the first floor galleried landing and access to a large guest bedroom with ensuite W.C

The Riverside garden is laid to lawn with steps down to the private mooring. On entering the garden from the island path, there is a garden shed and summer house to one side. The Summer house has a shower room and WC together with a separate utility room and would make an perfect studio or office space. This is currently used as entertaining space.

On the island itself is a large communal green used for various social events throughout the year.

This home also comes with parking for 3 vehicles on the mainland within a secure, gated car park and is part of the sale.

We would strongly suggest early viewing of this impressive family home.

INFORMATION

TENURE:	Freehold
EPC:	B
PRICE:	£995,000
COUNCIL:	Spelthorne Borough Council
COUNCIL TAX:	Band F







Ground Floor

Approx. 105.5 sq. metres (1135.8 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Total area: approx. 150.0 sq. metres (1614.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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