



Sunbury Court Island, Lower Sunbury





## DESCRIPTION:

This home is arranged over 2 floors covering 1,296 sq ft and has a wonderful double aspect to both main stream and back waters. The accommodation to the ground floor has a bright and spacious lounge and dining room being open plan to the fitted kitchen. A double bedroom and shower room/utility room complete this space. From the lounge is access onto the garden with direct views both up and downstream of this superb section of the Thames. The garden enjoys a Southerly aspect and is an easily maintained paved space with hot tub set behind privacy screening and steps down to the mooring.

To the first floor are 2 double bedrooms both having separate access onto the balcony terrace overlooking the River and enjoying the views both up and down stream. There is a large family bathroom serving both bedrooms.

This property has the advantage of access to the River from both sides of the property and in addition to the main stream mooring there is a lawned garden with steps leading down to a paved mooring and jetty onto the back water.

Sunbury village has a variety of pubs, restaurants and shops serving the community together with open green spaces and Riverside walks. Sunbury railway station serving London Waterloo is a 1.6 miles journey taking approx. 34 minutes to walk to or a 5 minute car ride.

Viewing is strongly recommended to fully appreciate what this property has to offer.

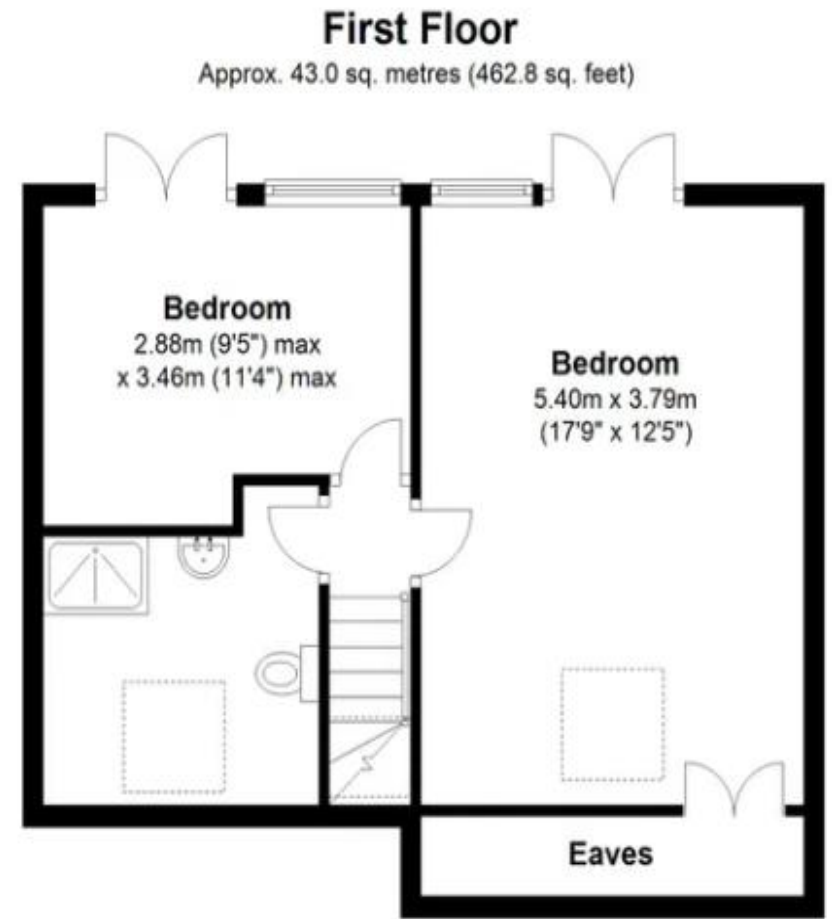
## INFORMATION

**TENURE:** Freehold  
**EPC:** C  
**PRICE:** £1,100,000  
**COUNCIL:** Spelthorne Borough Council  
**COUNCIL TAX:** Band F





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Total area: approx. 120.5 sq.metres (1,296.6 sq.feet)**

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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