



Sunbury Court Island, Lower Sunbury



The background image is a scenic view of a river, likely the River Thames. In the foreground, there is a wooden mooring structure with several steps leading down into the water. A large, leafy tree is on the left side, its branches hanging over the water. In the background, a modern, multi-story house with large windows and a balcony is visible on the riverbank. The sky is clear and blue.

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

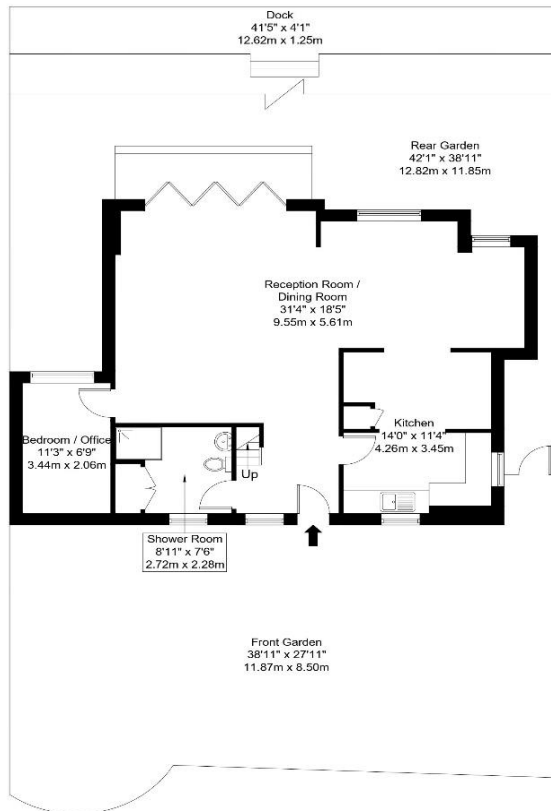




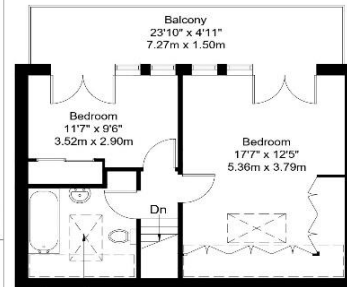
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sunbury Court Island, TW16 5PP

Approx Gross Internal Area = 117.32 sq m / 1263 sq ft



Ground Floor



First Floor



Ref :

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