



Nettlefold Place, Sunbury-on-Thames



Riverside house for sale

Constructed in 2016 and backing directly onto the the River Thames with an 8M mooring. This immaculate family home is set within a secure gated development.

Externally, the gardens are south-facing and have been beautifully landscaped. A wide patio spans the width of the property at the rear and beyond is a manicured lawn. Steps then lead you down to a suspended decking area which overhangs the river, providing the perfect space for al fresco dining and entertaining.

Accommodation is across three floors; the ground floor has a large reception room with a bay window and an eat in kitchen at the rear with double doors to the river and rear gardens. The kitchen is sleek with white units and a quartz worktop which extends to provide bar seating between the kitchen and dining area.

The principal bedroom is to the first floor with a large walk-in dressing room and en-suite shower room. There are two further bedrooms (one of which is also en-suite) and a large family bathroom.

The top floor houses two double bedrooms and another family bathroom. Additionally there is a good size utility room, a guest cloakroom and a single garage.

Tenure: Freehold

Local Authority: Spelthorne Borough Council

Council Tax Band: G



5



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EPC

B







Sunbury-on-Thames is a popular and conveniently situated, small friendly town split into two defined areas.

The property is a short walk to the village. Located in the historic and picturesque Thameside village of Lower Sunbury bordered to the South by the River Thames with its many green spaces, parks, walled garden and fine selection of public houses, restaurants and listed buildings.

There is an abundance of leisure activities in the area with a number of health clubs, golf courses, market and racing at Kempton Park, sailing, rowing and white water canoeing.

The house has easy access to London, and It is a 25 minute train ride to Waterloo, 15 minutes to Richmond, 45 minute drive to Central London.












Nettlefold Place, TW16

Approximate Gross Internal Area = 215.6 sq m / 2321 sq ft
(Including Garage)

 = Reduced Headroom



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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