



3 bed end of terrace house to buy in TW17

Old Charlton Road, Shepperton, Surrey, TW17 8BH

£475,000 Starting Bid

 x3  x1  x2

Tenure

Freehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ End of terrace
- ✓ Development Opportunity
- ✓ EPC Rating D

Driveway & Garage parking

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A three-bedroom end-of-terrace house offers with potential for renovation and development. The plot could be subdivided, subject to planning approval, to accommodate the construction of a two-bedroom detached bungalow to the rear. A separate sale of the rear plot will also be considered.

This spacious three-bedroom end-of-terrace house offers fantastic potential for renovation and development.

The property comprises two reception rooms, providing ample living space, as well as ground and first-floor bathrooms. Further features include a detached garage and workshop, providing excellent parking facilities but also scope for excellent storage, a home office / business or potential for self contained annexe.

Although in need of total refurbishment, this house offers a blank canvas for those looking to modernise or expand.

The town's location along the River Thames offers scenic views and access to riverside walks. The property is within 0.35 miles of Shepperton train station, which provides direct trains to London Waterloo in just 44 minutes, making it ideal for commuters. The town centre shops are also just 0.25 miles away, making it a convenient location for daily amenities.

Land Opportunity

The generous plot measures approximately 200ft x 26ft and offers considerable scope for further development.

A section of the plot, 85ft x 26ft, could be subdivided, subject to planning approval, to accommodate the construction of a two-bedroom detached bungalow of approximately 682 square feet. The sale of the rear plot separately will also be considered, providing additional flexibility for potential buyers.

A sketch for the potential new build can be provided for illustration purposes only.

This is a fantastic opportunity to acquire a property with immense potential, whether for renovation, development, or investment.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £475,000

Property Type: End of terrace house

Parking: Driveway & Garage

Year built: 1920

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

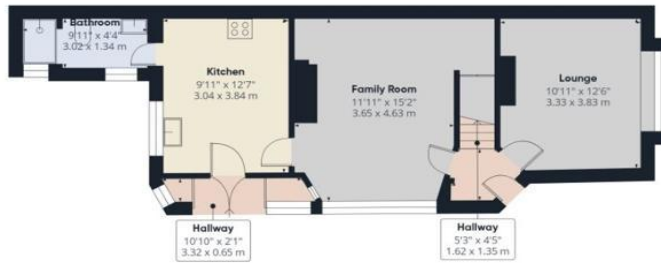
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Ground Floor Building 1



Floor 1 Building 1



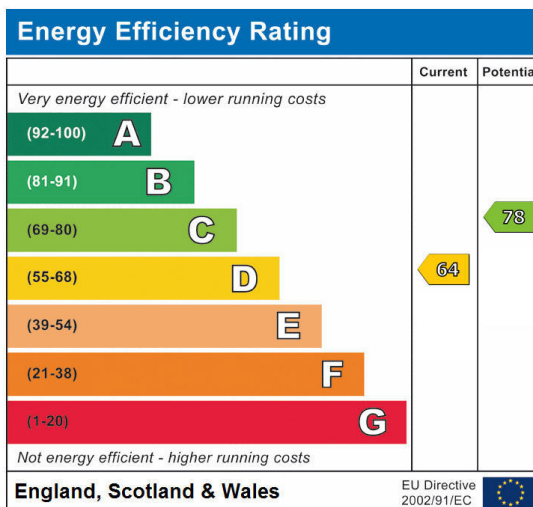
Ground Floor Building 2

Approximate total area⁽¹⁾
 1362 ft²
 126.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (PMS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Old Charlton Road, Shepperton, Surrey, TW17 8BH

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
 london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

