



Sunbury Court Island Sunbury-on-Thames TW16

Set on a tranquil island in the River Thames, this beautifully appointed three bedroom home unfolds across 1,263 sq. ft. and two light-filled floors. Thoughtfully positioned to enjoy a rare dual aspect over both the main river and the backwaters, the house is imbued with a sense of calm and connection to its natural surroundings. The accommodation to the ground floor has a spacious open-plan living and dining area with abundant natural light and direct garden access. This space extends seamlessly into a modern fitted kitchen, encouraging both sociable living and quiet retreat. A double bedroom and a versatile shower / utility room complete the ground level. Sliding

doors open onto a private lawned garden which enjoys a Southerly aspect and is an easily maintained paved space with hot tub set behind privacy screening and steps down to the mooring. The first floor comprises two further double bedrooms, both with individual access to a broad balcony terrace that frames idyllic views up and down the river. A generous family bathroom serves this level. Externally, the property benefits from rare access to water on both sides. Beyond the main mooring lies a second garden, lawned and gently sloping to a paved jetty on the quieter backwater — ideal for paddleboarding, kayaking or simply watching the river life unfold.

KEY FEATURES

3 bedrooms

2 bathrooms

Over 1,263 sq. ft. of space over two floors

Dual aspect view over main stream and back stream

Open-plan living / dining area with direct access to the garden

Private garden with hot tub and own mooring

Broad balcony terrace with sweeping river views

Rare access to water on both sides

Transport links into Central London via Waterloo





ENERGY PERFORMANCE CERTIFICATE

| 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 | | |

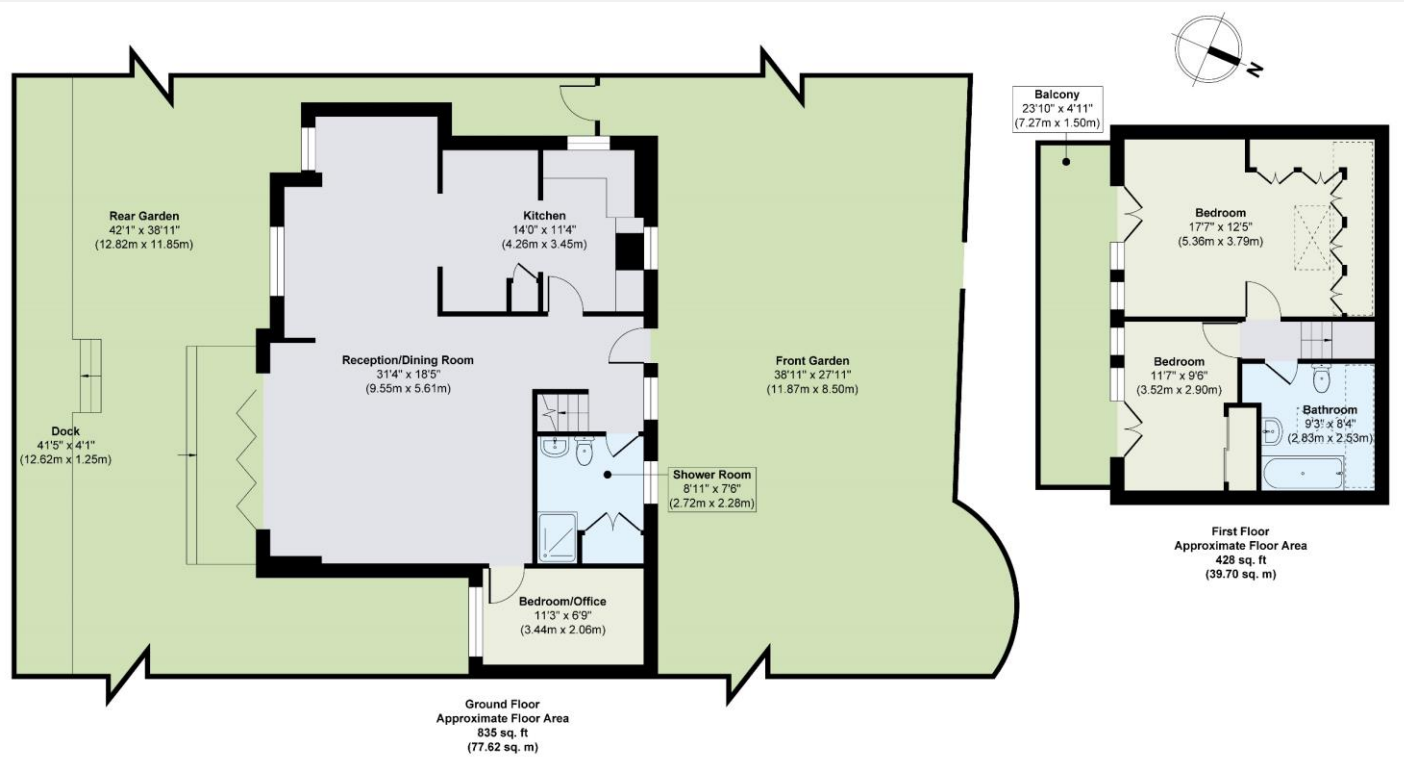
KEY INFORMATION

Local authority: Spelthorne Borough Council

Internal area: 1,263 sq. ft. / 117.32 sq. m.

Council tax band: F

No. of bedrooms: 3



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