

22 Markway, Sunbury-On-Thames, TW16 5NY

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Nestled in the heart of Lower Sunbury, this charming two-bedroom semi-detached home is ideally positioned within walking distance of the River Thames, local village pubs, and a variety of restaurants. Offered to the market with no onward chain, the property sits on a generous corner plot, presenting exciting potential for extension (subject to planning permission). The location is perfect for families and commuters alike, with excellent local amenities, transport links, and well-regarded schools all within easy reach.

The home offers spacious and light-filled living throughout, including a bright dual-aspect reception room with French doors opening onto a large, private rear garden — ideal for entertaining or relaxing. The garden also benefits from a part-converted outbuilding, which could easily be transformed into a versatile garden room or home office and double gates providing secure off road parking. This is a rare opportunity to acquire a well-located property with scope to create a dream home in one of Lower Sunbury's most desirable areas. Call Alex White and his market leading sales team at Aspen estate agents.





## Floor Plan

GROUND FLOOR 538 sq.ft. (50.0 sq.m.) approx.

1ST FLOOR 352 sq.ft. (32.7 sq.m.) approx.



## TOTAL FLOOR AREA: 890 sq.ft. (82.7 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## **Features**

- Charming two-bedroom semi-detached home located in the heart of Lower Sunbury
- Offered to the market with no onward chain, ideal for a smooth purchase process
- Bright and spacious dual-aspect reception room Large private rear garden, perfect for outdoor with French doors to the garden
- Part-converted outbuilding, ideal for use as a garden room, home office, or studio
- Situated within walking distance of the River Thames, village pubs, and local restaurants
- Positioned on a generous corner plot with excellent potential for extension (STPP)
- entertaining or family enjoyment
- Close to local amenities, transport links, and highly regarded schools











