



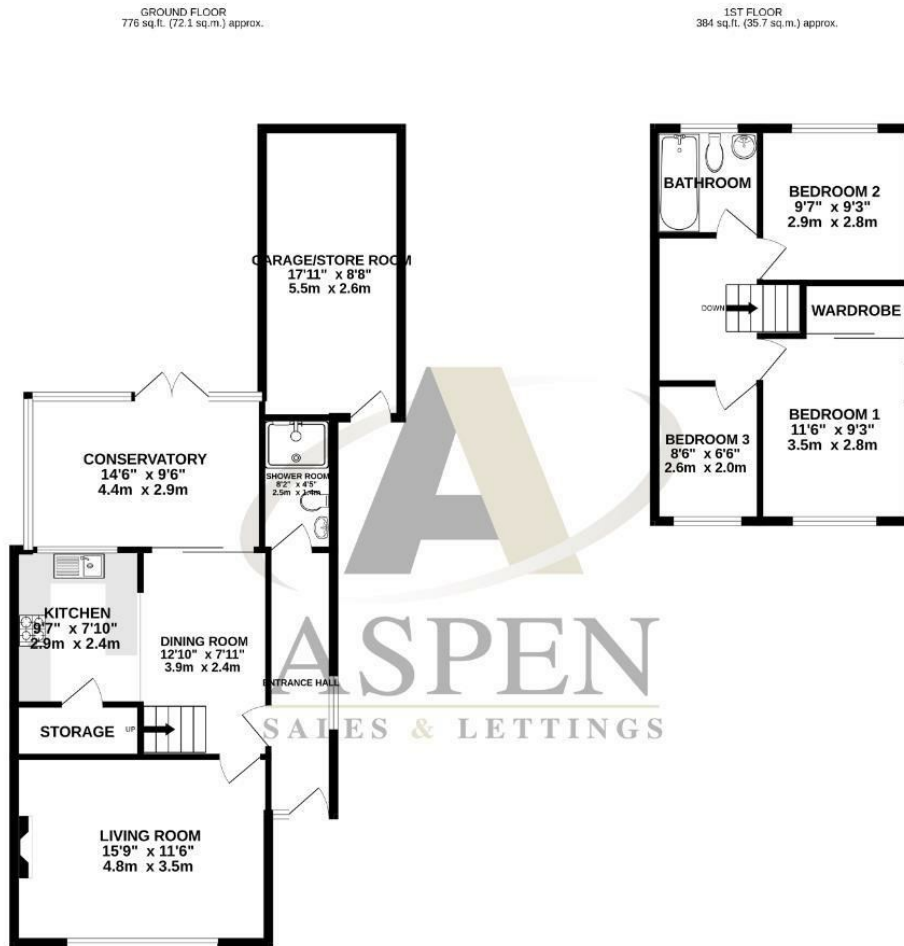
35 Catherine Drive, Sunbury-On-Thames, TW16 7TE

This extended and well-presented three-bedroom semi-detached family home is ideally situated in a highly sought-after cul-de-sac location, within easy walking distance of the train station, Sunbury Cross Shopping Centre, and well-regarded local schools. The property offers spacious and versatile accommodation throughout, including two generous reception rooms providing excellent living and entertaining space, along with a bright conservatory overlooking the rear garden. A modern downstairs shower room with W.C. adds further convenience for family living.

Externally, the home benefits from a good-sized private driveway providing ample off-street parking, as well as a secluded rear garden offering a high degree of privacy. Additional features include a useful 17ft garage/garden store, ideal for storage or workshop use. This is a fantastic opportunity to acquire a well-maintained and extended family home in a popular and convenient residential location. Call Alex White and his market leading sales team at Aspen estate agents.



Floor Plan



TOTAL FLOOR AREA: 1160 sq.ft. (107.8 sq.m.) approx.

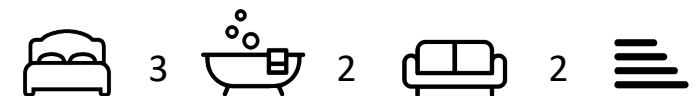
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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

- Extended three-bedroom semi-detached family home
- Within walking distance of the train station
- Two reception rooms ideal for family living and entertaining
- Modern downstairs shower room with W.C.
- Secluded rear garden offering a high degree of privacy
- Situated in a highly sought-after cul-de-sac location
- Close to Sunbury Cross Shopping Centre and local schools
- Bright conservatory overlooking the rear garden
- Good size private driveway providing ample off-street parking
- 17ft garage / garden store providing excellent storage or workshop space

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Tenure - Freehold Council Tax Band - E

