

## Ivydene, Halliford Road, Sunbury-On-Thames, TW16 6DG

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>58</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



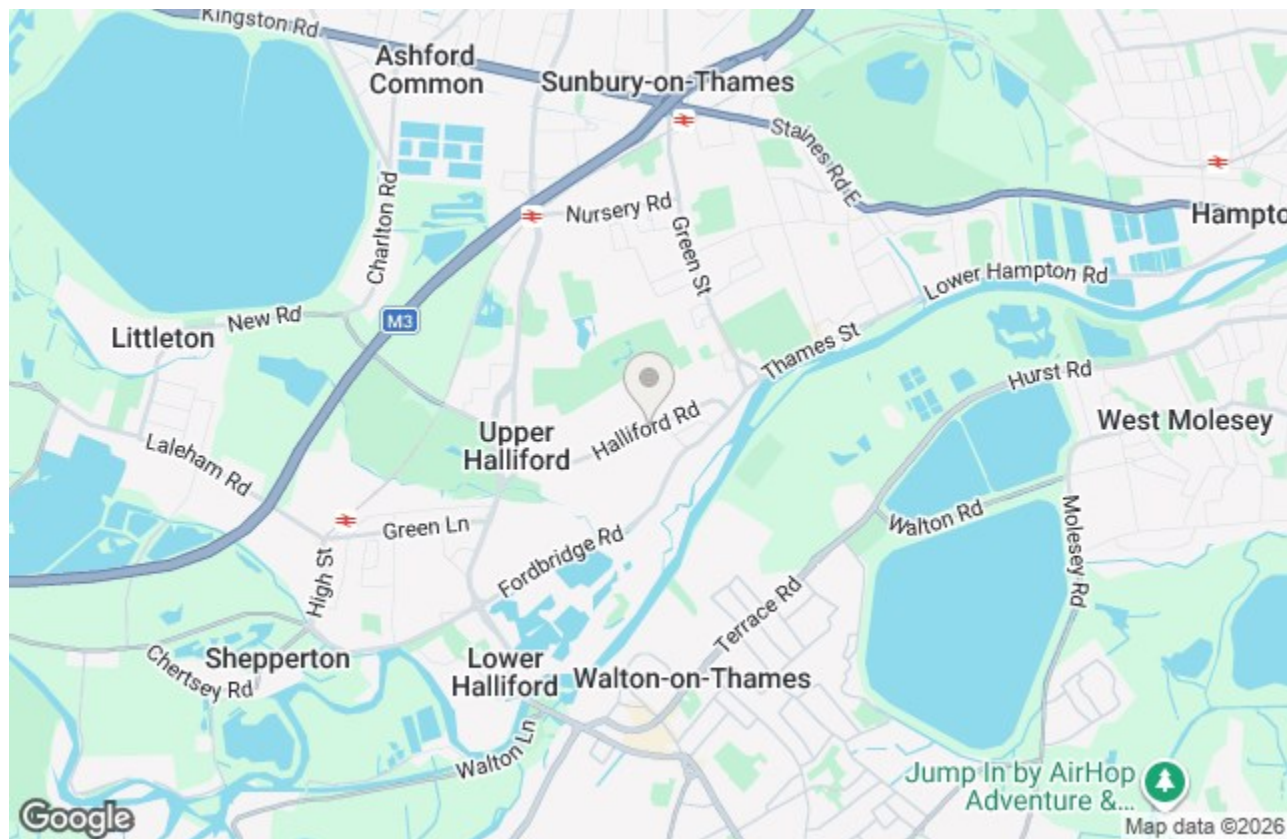
**£600,000 Freehold**

Nestled on the charming Halliford Road in Sunbury-On-Thames, this delightful detached bungalow presents an excellent opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms, this property offers ample space for both relaxation and entertaining.

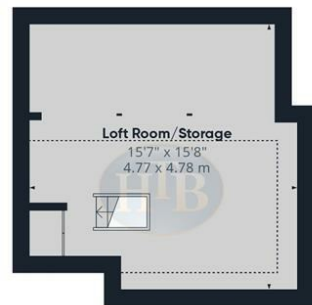
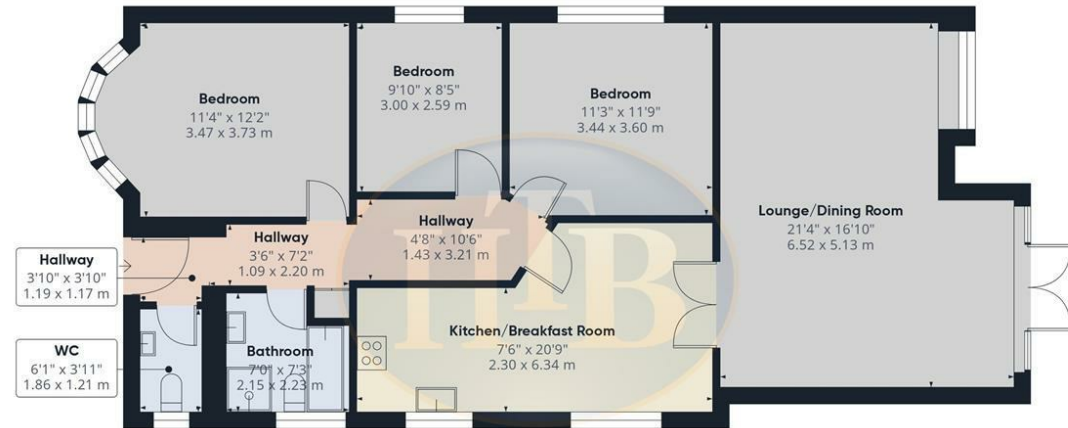
To the rear of the home, the generous lounge and dining area overlooks the tranquil rear garden, creating a perfect setting for family gatherings or quiet evenings. The kitchen/breakfast room is spacious and functional, providing a lovely space to enjoy your morning coffee while taking in the views of the garden.

The bungalow is set on a popular residential road, ensuring a peaceful environment while still being conveniently located near local amenities. With a private driveway offering ample parking and a garage to the side, this property caters to the needs of modern living.

While the bungalow is in need of some modernisation, it represents good value for money, allowing you to personalise the space to your taste and preferences. Furthermore, the absence of an onward chain simplifies the buying process, making it an attractive option for prospective buyers.



# Halliford Road, Sunbury-On-Thames, TW16 6DG



Approximate total area<sup>®</sup>  
 1277 ft<sup>2</sup>  
 118.8 m<sup>2</sup>  
 Reduced headroom  
 114 ft<sup>2</sup>  
 10.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

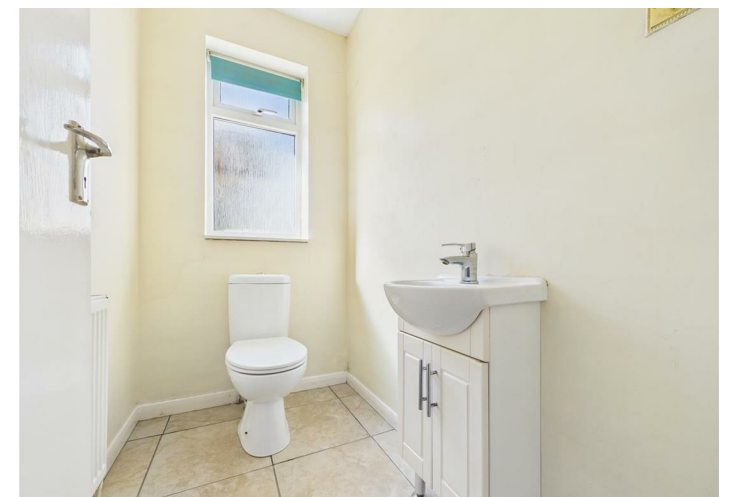
Reduced headroom  
 Below 5 ft/1.5 m

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

GIRAFFE360



- DETACHED BUNGALOW
- IN NEED OF SOME MODERNISATION WITH POTENTIAL TO EXTEND/IMPROVE
- GARAGE TO THE SIDE
- LOFT ROOM WITH PULL DOWN LADDER
- NO ONWARD CHAIN
- THREE BEDROOMS
- AMPLE OFF STREET PARKING ON PRIVATE DRIVEWAY
- FOUR PIECE FAMILY BATHROOM PLUS SEPARATE WC
- POPULAR RESIDENTIAL ROAD
- ELECTRIC CAR CHARGING POINT TO FRONT



This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract