

1, Halliford Close, Shepperton, TW17 8SL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



£625,000 Freehold

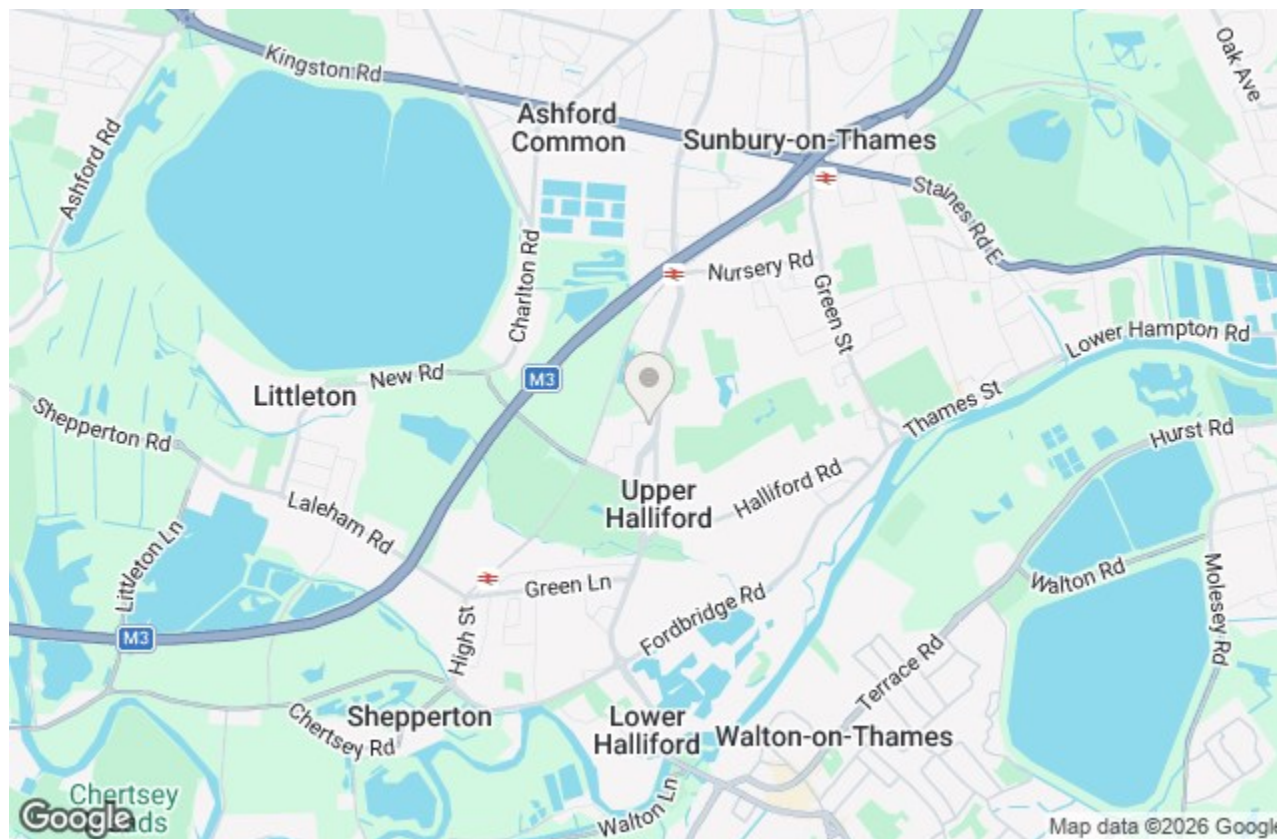
Nestled in the charming Halliford Close, Shepperton, this skilfully extended and beautifully presented three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a spacious layout that features three inviting reception rooms, ideal for both relaxation and entertaining.

The heart of the home is undoubtedly the stunning open-plan kitchen and breakfast room. This delightful space boasts elegant quartz worktops and a central cooking island, making it a dream for any culinary enthusiast. The bifold doors seamlessly connect the kitchen to the private garden, allowing for an abundance of natural light and a wonderful flow between indoor and outdoor living.

In addition to the impressive kitchen, the property includes a separate utility room, providing practicality and convenience. The downstairs modern shower room is a thoughtful addition, while the upstairs family bathroom ensures ample facilities for the household.

Parking is a breeze with a large private drive that accommodates up to three vehicles, a rare find in this desirable area. The good-sized garden is perfect for outdoor gatherings, featuring a covered barbeque area that invites you to enjoy al fresco dining throughout the warmer months.

This property is not just a house; it is a home that offers a lifestyle of comfort and elegance. With its prime location and exceptional features, it is an opportunity not to be missed.



Halliford Close, Shepperton, TW17 8SL



- EXTENDED THREE BEDROOM SEMI DETACHED HOME
- SEPARATE UTILITY ROOM
- LOUNGE WITH OPEN ARCHWAY TO FAMILY ROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- INTERNAL VIEWINGS HIGHLY RECOMMENDED

- BEAUTIFUL KITCHEN/BREAKFAST ROOM WITH BIFOLD DOORS TO PRIVATE GARDEN
- TWO BATHROOMS (ONE DOWNSTAIRS SHOWER ROOM PLUS 1ST FLOOR FAMILY BATHROOM)
- OFF STREET PARKING FOR SEVERAL VEHICLES ON PRIVATE DRIVE
- GOOD SIZE PRIVATE GARDEN WITH ARTIFICIAL LAWN PLUS COVERED SEATING AREA

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