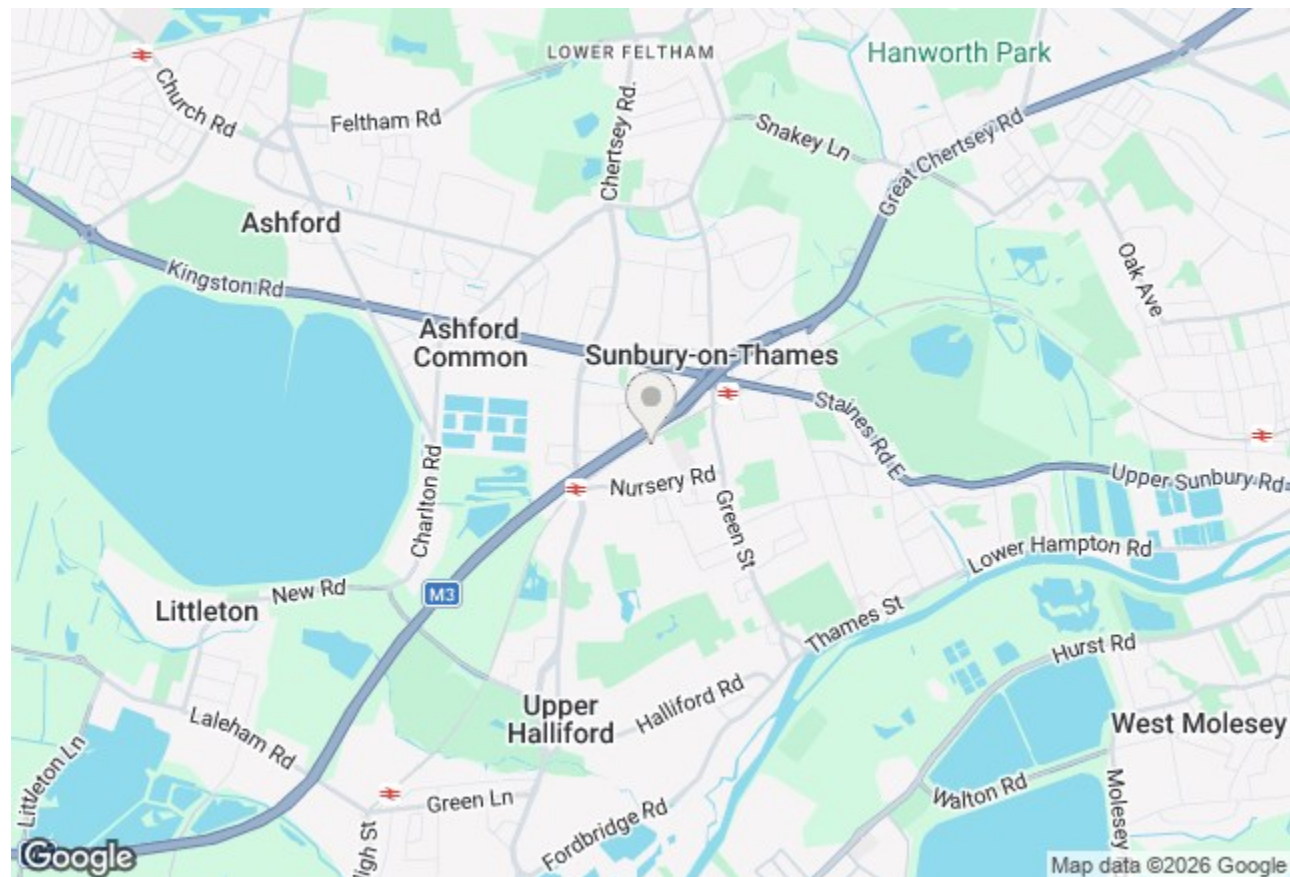


78, Evelyn Crescent, Sunbury-On-Thames, TW16 6LZ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	



Offers In Excess Of £550,000 Freehold

Harmes Turner Brown are delighted to offer this beautifully presented and extended three-bedroom end-of-terrace family home, ideally positioned in a sought-after residential road in Lower Sunbury. Having been thoughtfully improved by the current owners, this superb property offers spacious, versatile accommodation ideal for modern family living.

The standout feature is the impressive 6-metre high-specification kitchen/breakfast room, complete with a central island, integrated appliances and bi-fold doors opening onto the rear garden, creating the perfect space for entertaining. The generous through lounge/dining room provides excellent living space, while the ground floor also benefits from a contemporary shower room. Upstairs, there are three well-proportioned bedrooms and a stylish modern family bathroom.

The home has been extensively updated with a recently rendered, insulated and redecorated exterior, newly fitted carpets to the stairs and landing, a Vaillant boiler with Hive smart heating, and a fully boarded loft providing excellent storage.

Outside, the property boasts ample driveway parking, a detached garage offering excellent potential as a workshop, home gym or additional storage, plus convenient side access to the beautifully maintained rear garden. The garden features a generous paved patio, mature shrubs, fruit trees and a summer house, making it perfect for outdoor entertaining.

Further benefits include previous planning permission for both a loft conversion and side extension (STPP), offering exciting scope for future expansion.

Ideally situated within walking distance of six well-regarded schools, local amenities, Sunbury Walled Garden and picturesque riverside walks along the River Thames. Upper Halliford and Sunbury stations provide direct services to London Waterloo, while the M3, A316 and M25 are all easily accessible. Heathrow Airport is approximately 30 minutes away and Gatwick Airport around 45 minutes by car.

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

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- STUNNING EXTENDED THREE BEDROOM END OF TERRACE FAMILY HOME
 - SPACIOUS THROUGH LOUNGE/DINING ROOM PLUS TWO MODERN BATHROOMS
 - DRIVEWAY PARKING, SUBSTANTIAL GARAGE, SIDE ACCESS & BOARDED LOFT STORAGE
- IMPRESSIVE 6-METRE HIGH-SPECIFICATION KITCHEN WITH CENTRAL ISLAND & INTEGRATED APPLIANCES
 - LARGE PRIVATE REAR GARDEN WITH PATIO, SUMMER HOUSE, MATURE PLANTING & FRUIT TREES
 - PRIME LOCATION CLOSE TO LOWER SUNBURY, SIX SCHOOLS, THAMES RIVERSIDE WALKS & EXCELLENT COMMUTER LINKS

