



Walton-on-Thames

£425,000

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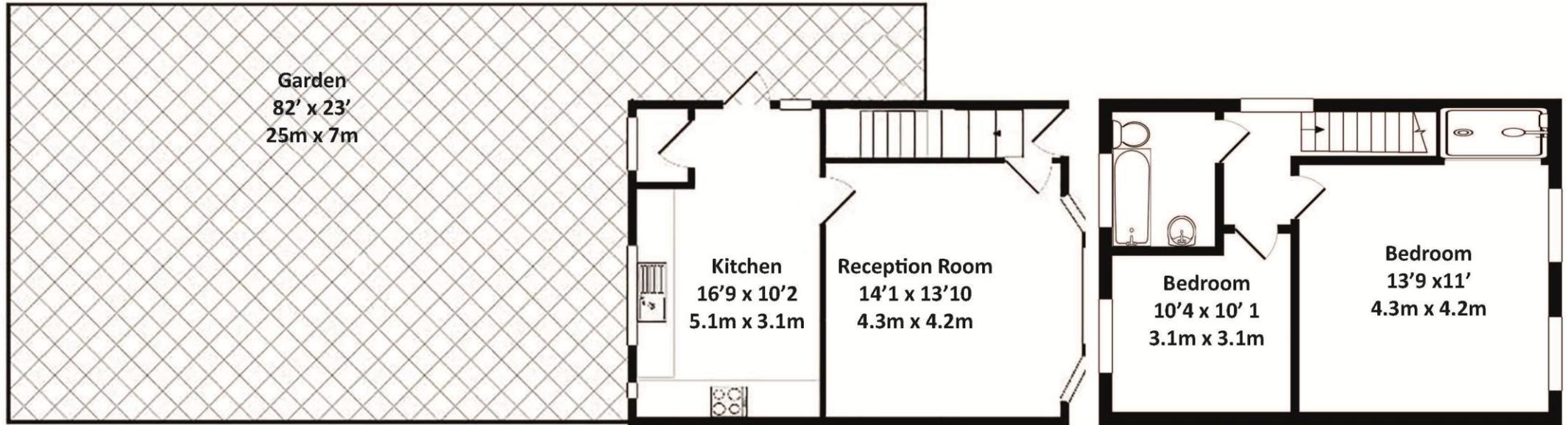
An appealing semi-detached home positioned on a popular cul-de-sac offering excellent scope to enlarge (STPP) within reach of Walton town centre, shops and transport links.

The accommodation comprises two double bedrooms, a generous family bathroom and a shower cleverly built into bedroom one. A separate entrance hall connects to a front aspect reception room which in turn opens to rear aspect kitchen/dining room ideal for daily meal times or entertaining. A beautiful rear garden has been landscaped to an excellent standard including a private patio. In addition, the property offers good off street parking and generous side access. In our opinion this property could be converted to three bedrooms. Must be viewed!

- Well Presented Two Bedroom Semi-Detached House
- Two Bedrooms, one with En-Suite Shower
- Fitted Kitchen/Dining Room
- Excellent Transport Links and Town Centre Nearby
- Cul-de-Sac location and Off-Street Parking
- Scope to Extend (subject to planning permission)
- Double Glazing and Gas Central Heating
- Council Tax Band - C
- EPC Rating - E



Floor Plan



Total Approx Floor area 750 Sq. ft (69.7 Sq ft)

**Ground Floor
Approx Floor Area
395 sq Ft.
(38.8 sq ft)**

Not to scale

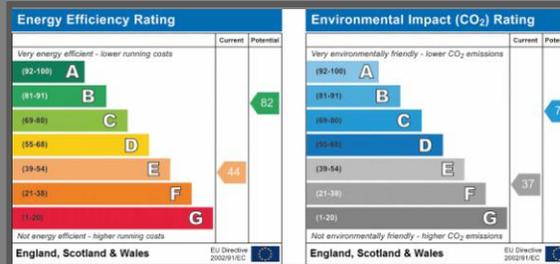
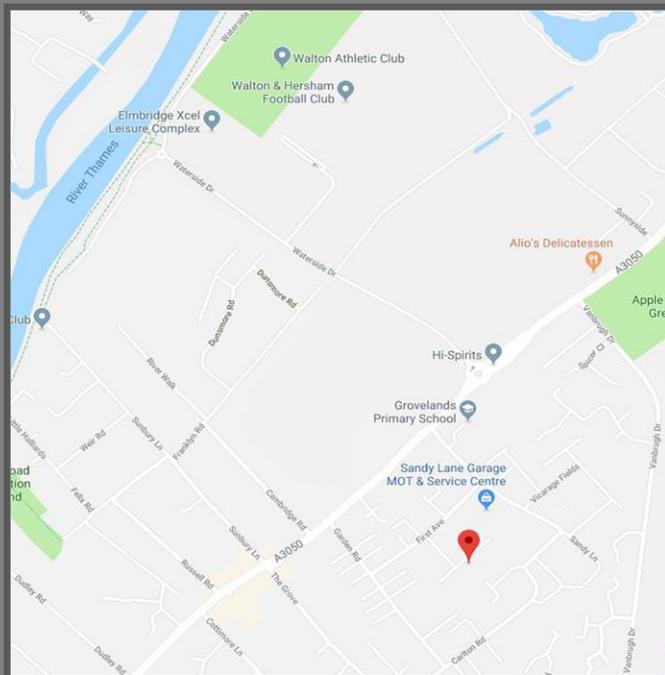
**1st Floor
Approx. Floor
Area 353 sq ft
(32.8 sq. m)**

While every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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Location

Positioned on a popular cul-de-sac offering excellent scope to enlarge (STPP) within reach of Walton town centre, shops and transport links.

The excellent Grovelands School is a few roads away and the Elmbridge Xcel Leisure Complex is around 5 minutes' walk.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.