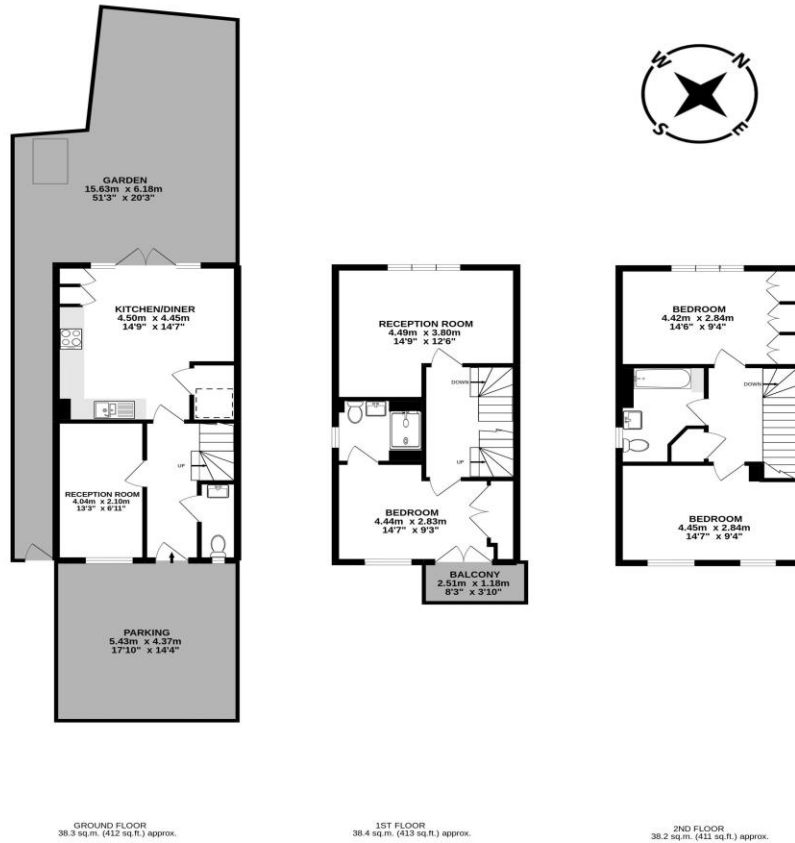




**37 Bell Farm Way Hersham Walton-On-Thames Surrey KT12 5BQ**

**£2800pcm + Initial deposit**





TOTAL FLOOR AREA : 114.9 sq.m. (1237 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan above, measurements 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. Prepared by Steele Property Marketing Services  
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A modern three-bedroom home set over three floors with off-street parking, a rear garden and balcony from the main bedroom. This is a beautiful home, only recently built and then improved upon by the owners with further additions and upgrades. There is a good amount of space set across three floors with three bedrooms, two of which have built-in wardrobes. The main bedroom has an en suite and access onto your private balcony giving additional outdoor space to relax in. The living space is spread across the ground and first floor with a lovely kitchen/diner to the rear of the ground, with a front reception room suitable for multipurpose use (office, home gym, playroom, 4th bedroom etc) and then a further formal living room on the first floor. There is a downstairs cloakroom, the en-suite to main bedroom and a large family bathroom on the top floor. Externally you have driveway parking for two cars to the front and a nice rear garden with patio and lawn. Well located on this popular residential development, a great spot for local schools and amenities. We feel this is a family friendly home and environment. Walton-on-Thames train station is approx. 0.5 miles away and offers a fast train service into London Waterloo. Available unfurnished, from the 22nd August 2024. EPC Rating B.



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.