

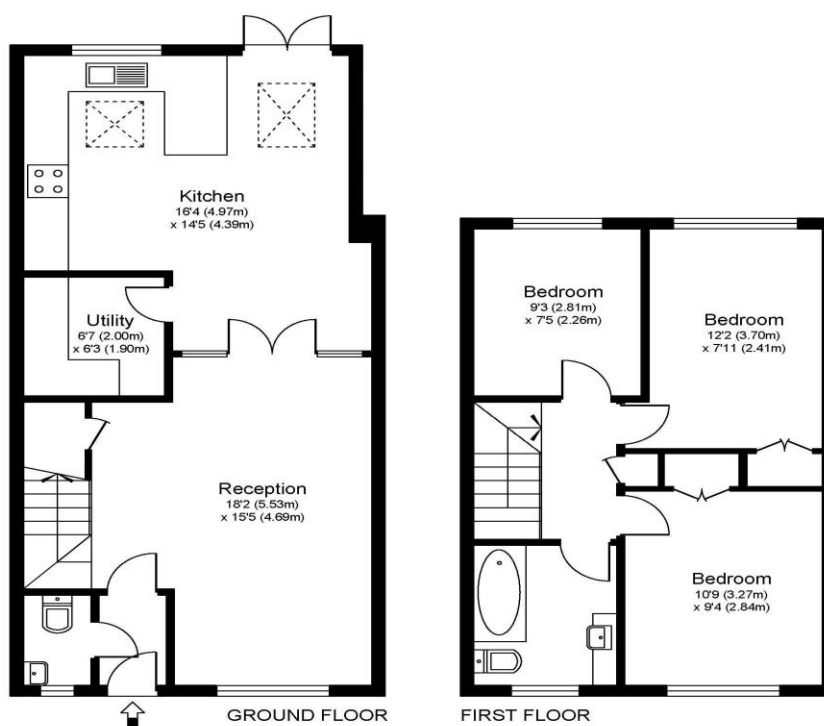


**26 Dunsmore Road Walton-On-Thames Surrey KT12 2LJ**

**£530,000**



## DUNSMORE ROAD KT12



Approximate Gross Internal Floor Area: 91 m sq / 979 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A lovely three-bedroom end of terrace home located in a pretty cul de sac position, within easy access to an array of schools, with Grovelands primary and the new Heathside secondary school close by. A great spot for access to the river Thames walks, Walton-on-Thames town centre and the local Xcel Leisure Centre with Sports Hub on your doorstep. The property offers spacious accommodation, having been extended to the ground floor to include an entrance hall, a lounge with double doors leading to the spacious kitchen/dining and utility room. This comprises an excellent range of high gloss front units with built in double oven, induction hob, dishwasher and plenty of space for dining with French doors to the rear garden. The Velux windows on the rear extension give plenty of natural light. On the first floor there are three bedrooms, two of which are double with built-in wardrobes, a good-sized single and the family bathroom. There is also a downstairs cloakroom. The property has gas central heating, double glazing, and a fully boarded loft space. Externally, the property benefits from a lovely rear garden, a garage in a close by block and to the front there is off-street parking. Early viewings are highly recommended. EPC rating C.





**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.