



**8 Severn Drive Walton-On-Thames Surrey KT12 3BQ**

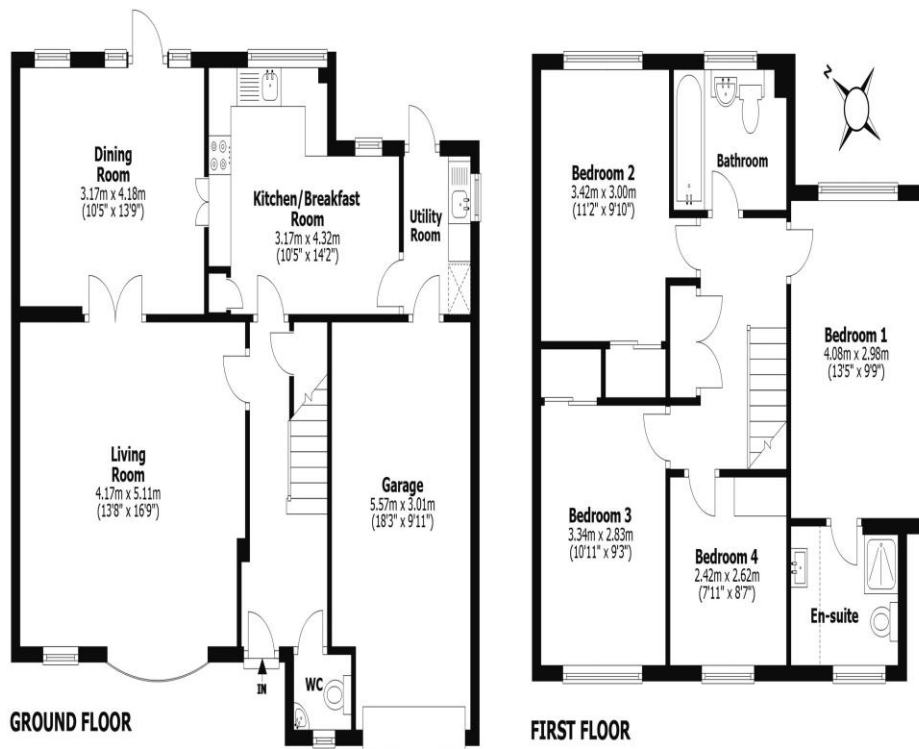
**£4000pcm + Initial deposit**





## Severn Drive, Walton on Thames, KT12

Total internal area (excluding garage): approx. 119.8 sq. metres (1289.5 sq. feet)



This floorplan shows maximum dimensions. Measurements are approximate and are given as a guide only. They are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

A four-bedroom detached home set on corner plot with garage, garden and off-street parking. Internally this is a spacious home and is offered in excellent order having been previously refurbished. There are four bedrooms with the main bedroom having an ensuite. The family bathroom is also upstairs, plus there is an additional cloakroom on the ground floor. There is loft access for additional storage space. On the ground floor you have a large front reception room opening on to a dining space to the rear. The kitchen is separate to the living area and then opens into a utility room with access into the garage and garden. There is double glazing and gas central heating. Externally to the front of the home is off-street parking and further front garden lawn space. To the rear is a nice mature garden, spanning the corner plot with patio and lawn. A great location within this popular residential area. Hersham train station is close by, and Walton-on-Thames station is approx. 1 mile away. There are good local amenities including a Tesco Express on the Molesey Road. You are within good distance of the popular Cardinal Newman Catholic Primary School. Available January 2025, unfurnished. EPC Rating D.



**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.