

JAMES NEAVE
THE ESTATE AGENTS



First Floor, 43 Terrace Road Walton-On-Thames Surrey KT12 2SP

£340,000



TERRACE ROAD, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 62 m sq / 670 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.

Set within this pretty Victorian building, a first floor two-bedroom flat with a beautiful living room and an additional bonus room currently used as a third bedroom with home office space. This home has a lovely feel to it and you really get a sense for the character of the period. The main living space is at the front of the building and is spacious with a large bay window & high ceiling. There are two bedrooms, both of which are good size with built-in wardrobes. There is a modern shower room and a separate cloakroom. The kitchen is compact but works well within its space. Externally there is a small, shared entrance hallway and a front courtyard garden space. Located within the centre of Walton on Thames within a really convenient spot for the high street amenities including M&S Foodhall and Aldi. There is easy access to the River Thames from this part with the tow path a popular spot for walkers, runners and cyclists. The Xcel Leisure Centre is not far away.

EPC 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.