

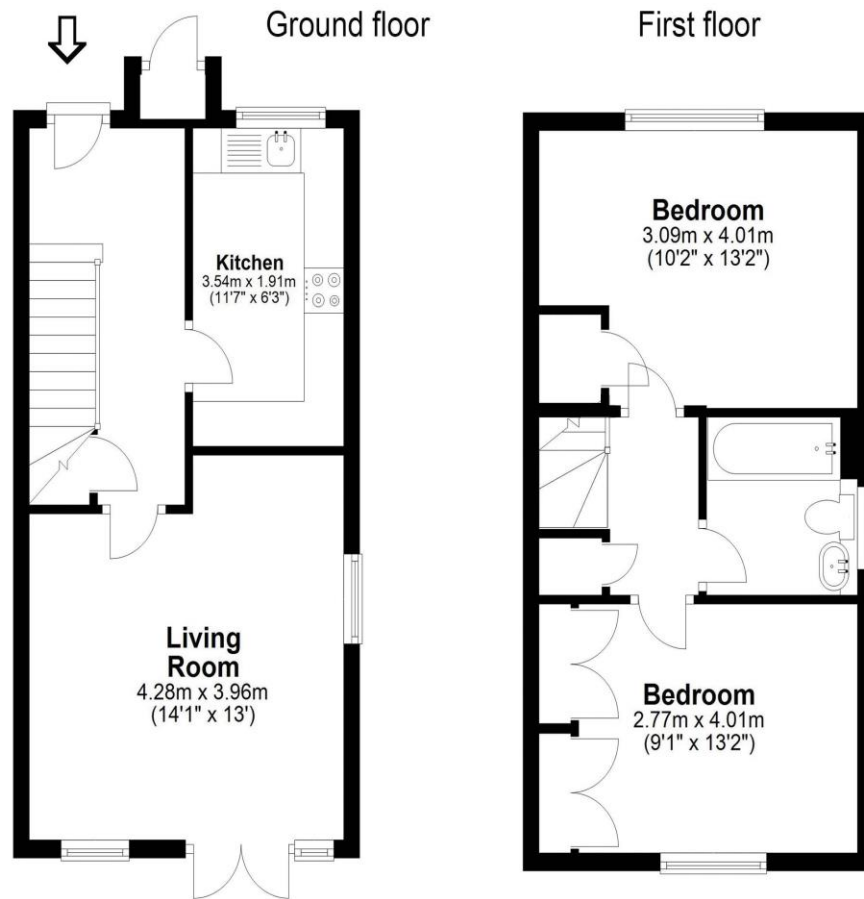


**80 Annett Road Walton-On-Thames Surrey KT12 2JS**

**£1950 pcm + Initial deposit**



Approximate gross internal floor area 64 Sq M 689 Sq Ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

A modern two-bedroom semi-detached house which is well located at the end of a popular cul-de-sac and is well situated for Walton town centre and the River Thames. The house sits on a nice plot which allows for a wider than average garden. It is well-presented throughout, with the downstairs having a recently fitted kitchen with plenty of cupboard space, a dual aspect living room with double doors to the garden and an under stairs cupboard. There is also a nice dark wood flooring which runs through the ground floor. Upstairs you have two double bedrooms, and a bathroom suite with shower over bath. Externally the garden is private and has a shed with power. There is parking for two cars side by side, plus a visitor's space. Other benefits include double-glazed windows, gas central heating, a combi-boiler and loft space. Offered to rent unfurnished. EPC Rating D. Available from 5th August 2025.



**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.