



37a Terrace Road Walton-On-Thames Surrey KT12 2SR

£330,000





Terrace Road, Walton-on-Thames, KT12

Total internal area: approx. 64.6 sq. metres (694.8 sq. feet)



This floorplan shows maximum dimensions, excluding small alcoves etc unless otherwise stated. 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.

Set within this pretty Victorian building, a first floor two-bedroom flat with a private garden space to the rear. 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 ceilings and a fireplace. There are two bedrooms with a main double room and a smaller second. There is a bathroom and a separate cloakroom. The kitchen is to the rear of the home and overlooks the gardens below. There is good hallway space and access to a large loft room. There is gas central heating. Externally there is an entrance porch shared only with the downstairs neighbour and then access through to the rear gardens in which you have a private garden with shed. There is plenty of outside space to use when the sun is shining. Located within the centre of Walton on Thames within a convenient spot for the high street amenities including M&S Foodhall and Aldi. There is easy access to the River Thames from this position with the tow path a popular spot for walkers, runners and cyclists. The Xcel Leisure Centre is also not far away. There is no regular service charge for this property creating a cost-effective home or buy to let investment.

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.