

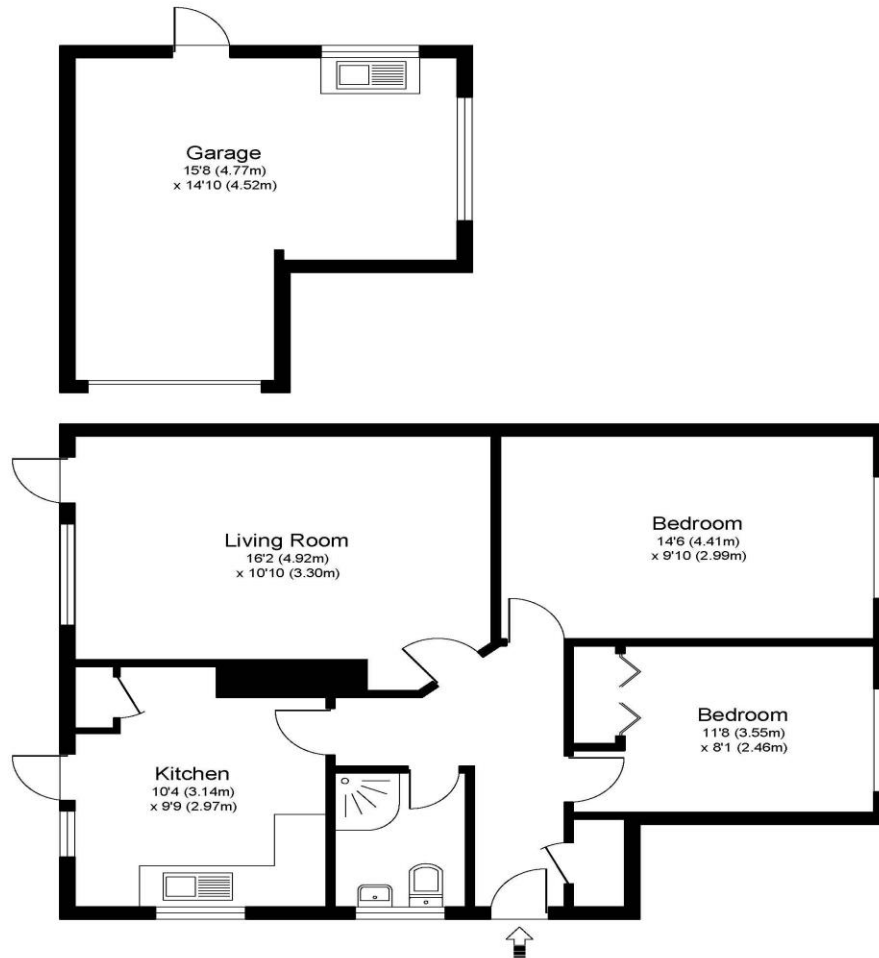


13 Brunswick Close Walton-On-Thames Surrey KT12 3JJ

£345,000



BRUNSWICK CLOSE, KT12



Approximate Gross Internal Floor Area: 62 m sq / 665 sq ft
Garage Area: 18 m sq / 191 sq ft
Total Area : 80 m sq / 856 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 two-bedroom ground floor maisonette offered for sale with no onward chain. This home features direct access to a private side and rear garden. Additionally, it benefits from an extended garage, providing both utility and workshop space. Internally, the home presents in a well-cared-for condition, though it is acknowledged that updating is required. The layout comprises two double bedrooms and a separate living room, which opens directly to the private garden. The garage workshop is also directly accessible from the garden. A key advantage is the newly renewed leasehold, which will be effective upon completion of the sale. The property is situated in a cul-de-sac off Rydens Avenue, located approximately 0.7 miles from Walton mainline train station. The Energy Performance Certificate (EPC) rating for the property is 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.