

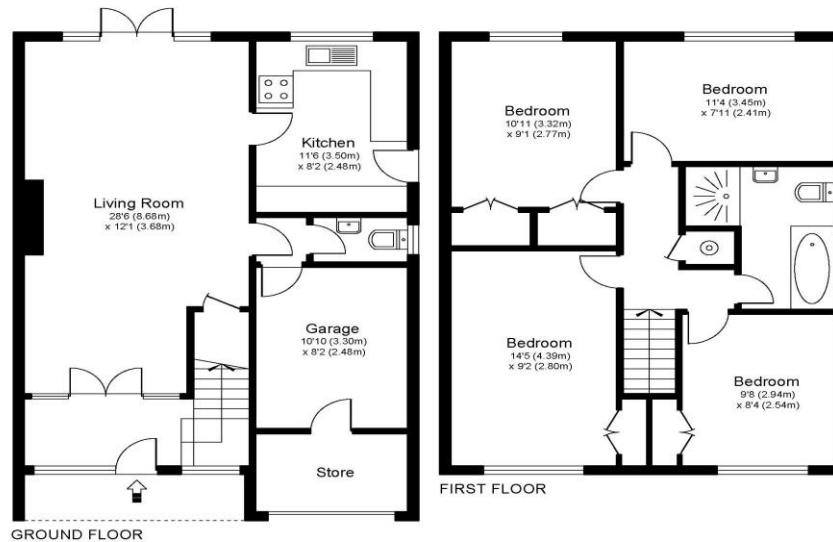


**13b Station Avenue Walton-On-Thames Surrey KT12 1NF**

**£2950pcm + Initial deposit**



STATION AVENUE, WALTON ON THAMES, SURREY, KT12

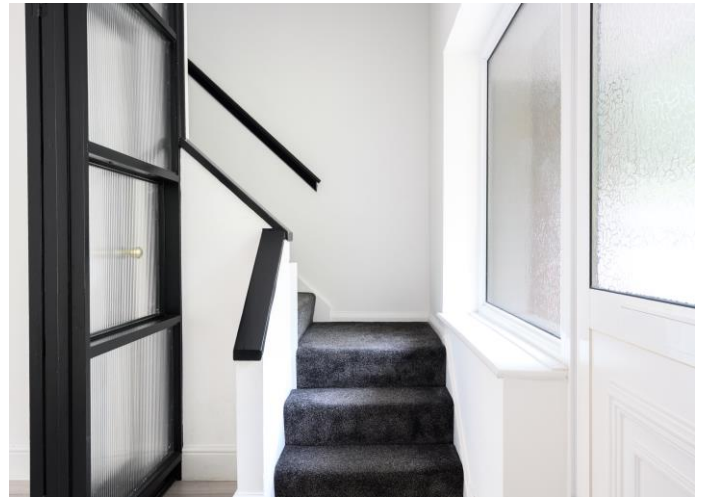


Approximate Gross Internal Floor Area: 98 m sq / 1060 sq ft  
Garage Area: 13 m sq / 135 sq ft  
Total Area : 111 m sq / 1195 sq ft

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 four-bedroom semi-detached home with garden, garage and off-street parking, all superbly located close to amenities, train station and local schools. Internally this is a good family home with good size rooms and a neutral tone throughout. There are four well-sized bedrooms and a modern family bathroom upstairs. The ground floor also feels spacious with an open plan flow to the living space and your kitchen offset to the rear of the home. There is also a downstairs cloakroom for convenience. Externally you have off-street parking to the front of the house access to your garage and a pleasant garden. A great location on this popular residential street close to Walton on Thames mainline train station. The halfway shops are not far away or Walton on Thames town centre with all its amenities on offer. There is also a good selection of local schools within the area, including the well-sought-after Cleves school in Weybridge. Available NOW, unfurnished. EPC Rating 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.