



30 Sandy Lane Walton-On-Thames Surrey KT12 2EQ

£450,000



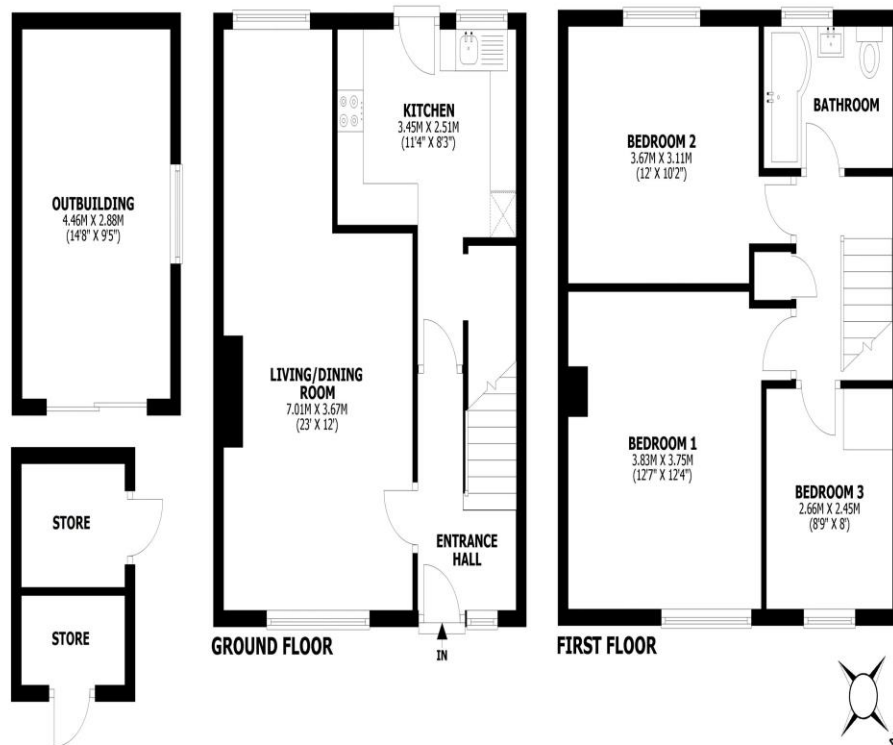


Sandy Lane, Walton-on-Thames, KT12

Total internal area: approx. 103.8 sq. metres (1117.5 sq. feet)

Main area: approx. 85.6 sq. metres (921.5 sq. feet)

Outbuilding/stores: approx. 18.2 sq. metres (196.0 sq. feet)



This floorplan is for illustrative guidance only and is not to be drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

A three-bedroom terraced home, an ideal family residence, featuring a stunning modern garden studio and a southwest-facing rear garden. The ground floor offers generous living space, with a large reception room that can easily accommodate separate living and dining areas. A separate kitchen is located at the rear of the property. Upstairs, you'll find three bedrooms and a family bathroom. The property also benefits from loft space for additional storage, double glazing, and gas central heating. The beautiful southwest-facing rear garden is a true sun trap with a mix of lawn and paved areas. A major highlight is the newly installed garden studio, which offers a superb and versatile space for a home office, gym, or social area. The garden also includes two brick storage units, providing plenty of external storage. This home is well-located in central Walton-on-Thames, close to popular local schools like Grovelands Primary and Walton Heathside Secondary. The Xcel centre is nearby, and Walton-on-Thames town centre provides excellent amenities, including Sainsbury's, M&S Foodhall, and an Everyman Cinema. The property has an EPC Rating D, with the potential to be improved to a B.



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.