

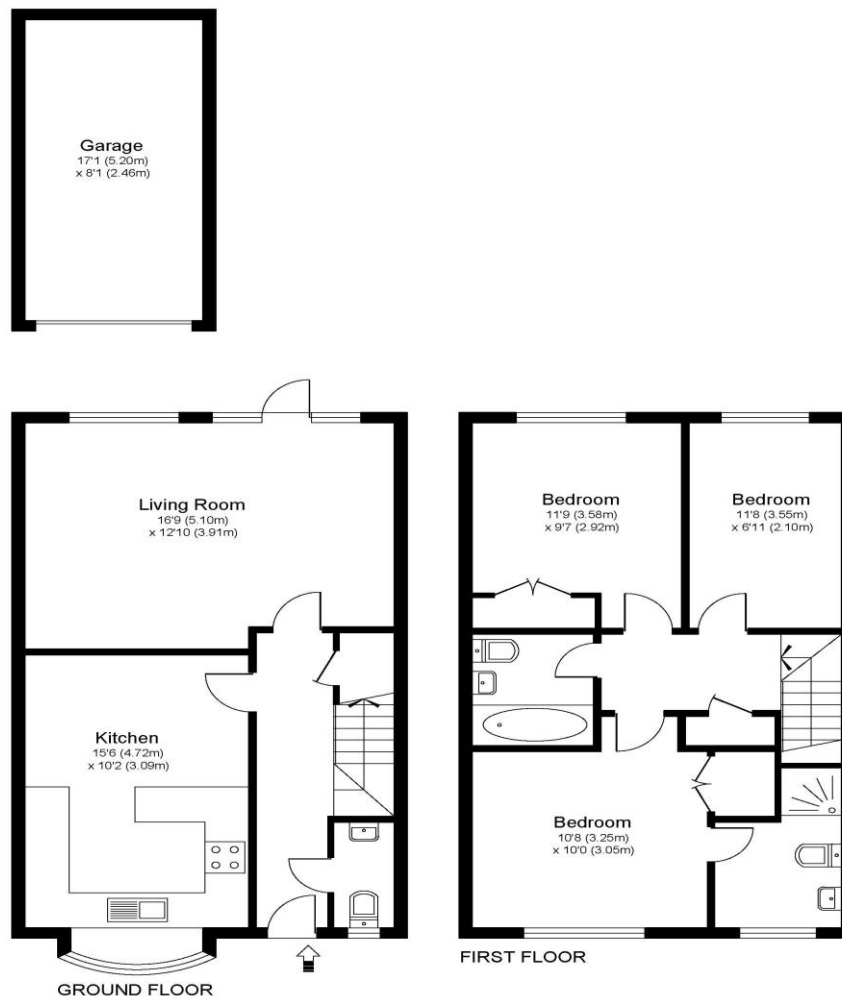


**3 Hawthorne Lodge Ashley Road Walton-On-Thames Surrey KT12 1JA**

**£2250pcm + Initial deposit**



## HAWTHORNE LODGE KT12

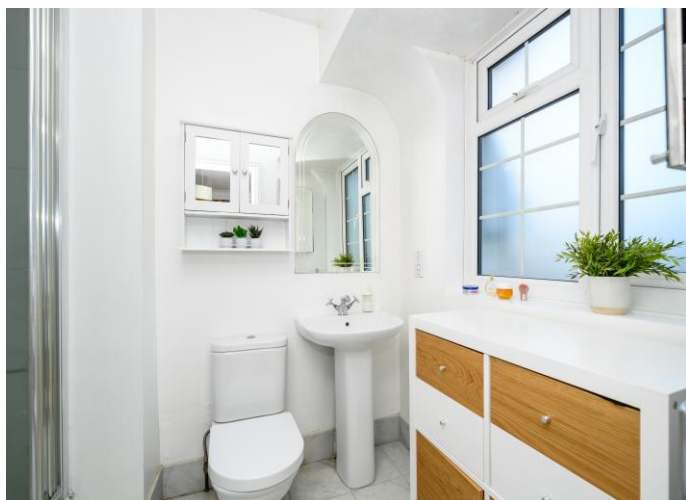


Approximate Gross Internal Floor Area: 87 m sq / 935 sq ft  
 Garage Area: 13 m sq / 138 sq ft  
**Total Area : 100 m sq / 1073 sq ft**

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 three-bedroom modern home, in a great location for the town centre, local schools, and train station. Also offering a double garage. Internally this is a nice family home, there is a downstairs cloakroom plus a family bathroom upstairs alongside an en-suite shower room off the main bedroom. All three bedrooms are decent sizes and all three have built-in wardrobes. On the ground floor you have a good size kitchen diner and then a living room to the rear opening onto the garden. Behind the house sits a garage block of which you have a double width garage. There is also some residents parking area. A brilliant location in the centre of Walton-on-Thames just moments from the High Street amenities and across the road from the popular Ashley Church of England School. Walton-on-Thames train station is less than a mile away and offers a fast train service into London Waterloo. Offered to rent unfurnished, available 17th November 2025. 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.