

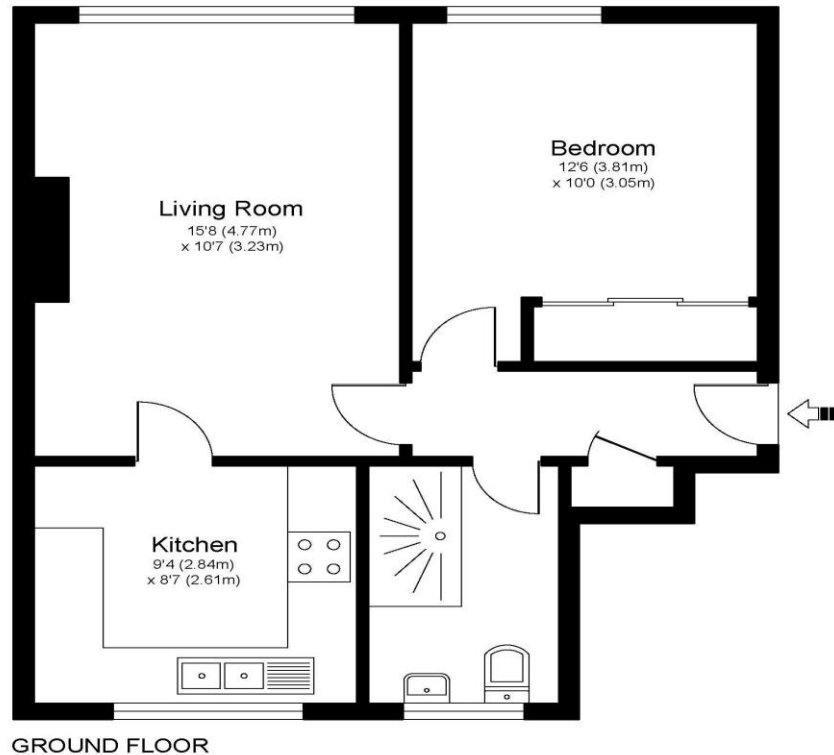


1 Kilsha Road, Walton-On-Thames, Surrey, KT12 2EH

£200,000



KILSHA ROAD, WALTON ON THAMES, SURREY, KT12



Approximate Gross Internal Floor Area: 44 m sq / 470 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.

Situated in a quiet residential area, this one-bedroom ground floor maisonette is just a short walk from local amenities, the Xcel Leisure Centre, and the River Thames with its towpath walks and riverside pubs. The property offers well-proportioned, light-filled rooms throughout. There's a good-sized double bedroom with fitted wardrobes and brand-new carpet, a modern shower room with a window, and a bright living room with an offset kitchen that provides plenty of cupboard and worktop space. Additional benefits include residents' parking close by, access to green spaces, and no onward chain. 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.