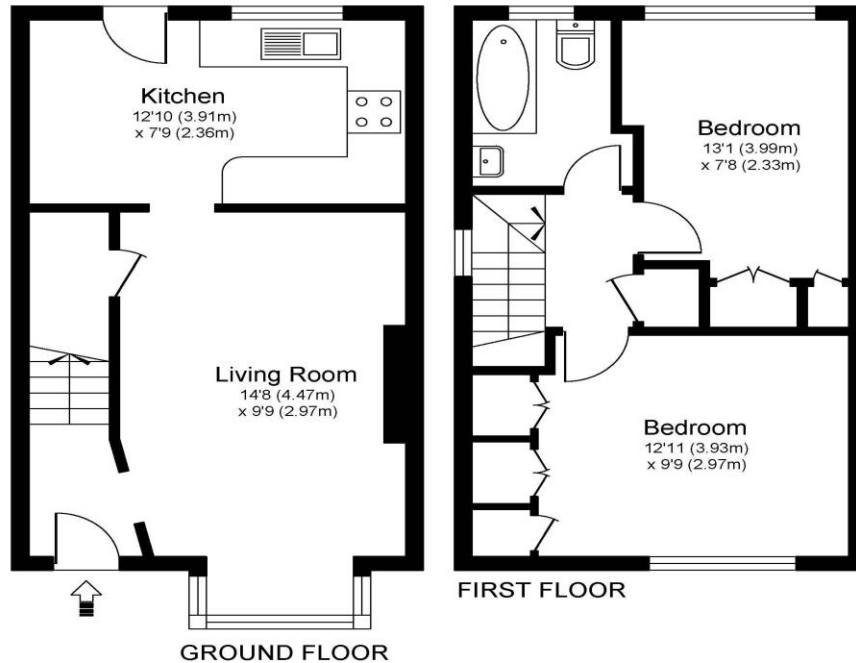




**34 Spicer Close Walton-On-Thames Surrey KT12 2YA**

**£475,000**





Approximate Gross Internal Floor Area: 54m sq / 580 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 FREEHOLD end-of-terrace home, offered to the market in excellent condition throughout. Located in a peaceful cul-de-sac, it boasts a wider-than-average, landscaped rear garden with an open green outlook to the rear, plus allocated parking to the front. Step inside this truly loved and meticulously maintained home. The interior features a modern kitchen with integrated Neff appliances (washing machine and dishwasher) and a contemporary bathroom. Comfort is assured with gas central heating and double glazing. Both double bedrooms include built-in wardrobes. Externally appealing, the property is complemented by a paved, low-maintenance front area and one allocated parking space nearby. The fantastic rear garden has been thoughtfully refurbished with a patio and high-quality artificial lawn. Crucially, the wider-than-normal plot offers excellent potential to extend (STPP), and its unoverlooked position backing onto a green open outlook provides superb privacy and security. Superbly positioned for easy access to the River Thames towpath and the Xcel Leisure Centre. Drivers benefit from quick access toward Walton Bridge or the Hampton/Kingston routes. The area is well-served by highly regarded schools, including Grovelands Primary and the new Walton Heathside. EPC Rating D.





**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.