

JAMES NEAVE
THE ESTATE AGENTS

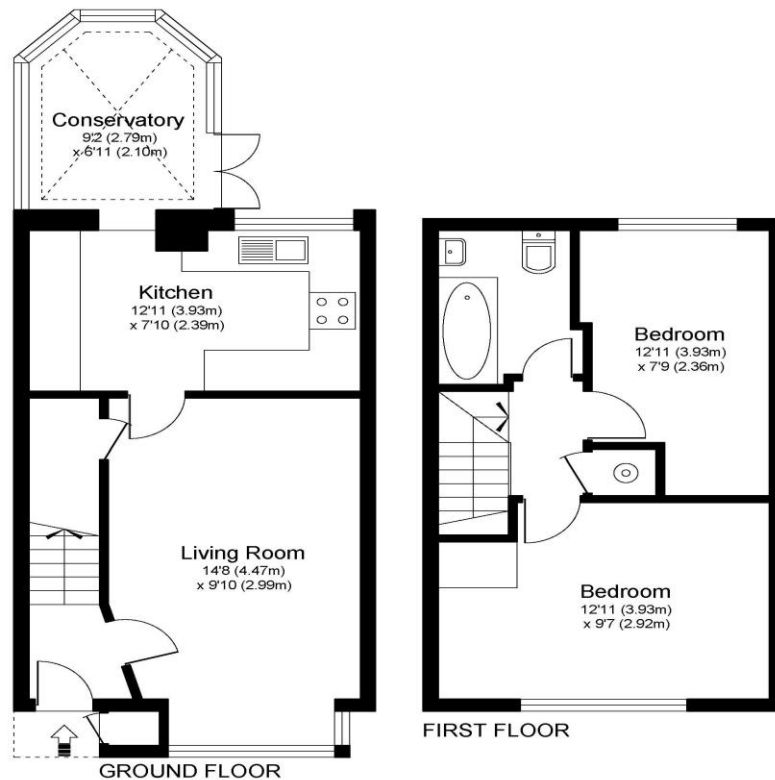


5 Viner Close Walton-On-Thames Surrey KT12 2YE

£400,000



VINER CLOSE, WALTON ON THAMES, SURREY, KT12



Approximate Gross Internal Floor Area: 63 m sq / 680 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.

For sale with no onward chain, a charming freehold home set in a quiet cul-de-sac, offering two bedrooms, a rear garden, and off street parking. This terraced home makes a wonderful first impression and sits nicely within the cul-de-sac. The ground floor has been thoughtfully extended with a conservatory, providing additional living space. Upstairs, you'll find two well-proportioned bedrooms alongside the family bathroom and useful loft access for extra storage. The home benefits from gas central heating and double glazing throughout. The property boasts off-street parking to the front. To the rear, the garden features both a patio area for outdoor dining and an astro turf lawn, perfect for relaxation and play. Well-located for convenience and leisure, you'll be close to the Xcel Leisure Centre and the River Thames. The area offers a great selection of schools, including the popular Grovelands Primary and the new Walton Heathside. Walton-on-Thames is a highly desirable spot for commuters. This location is ideal for drivers heading quickly to Walton Bridge or toward the Hampton/Kingston areas. 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.