

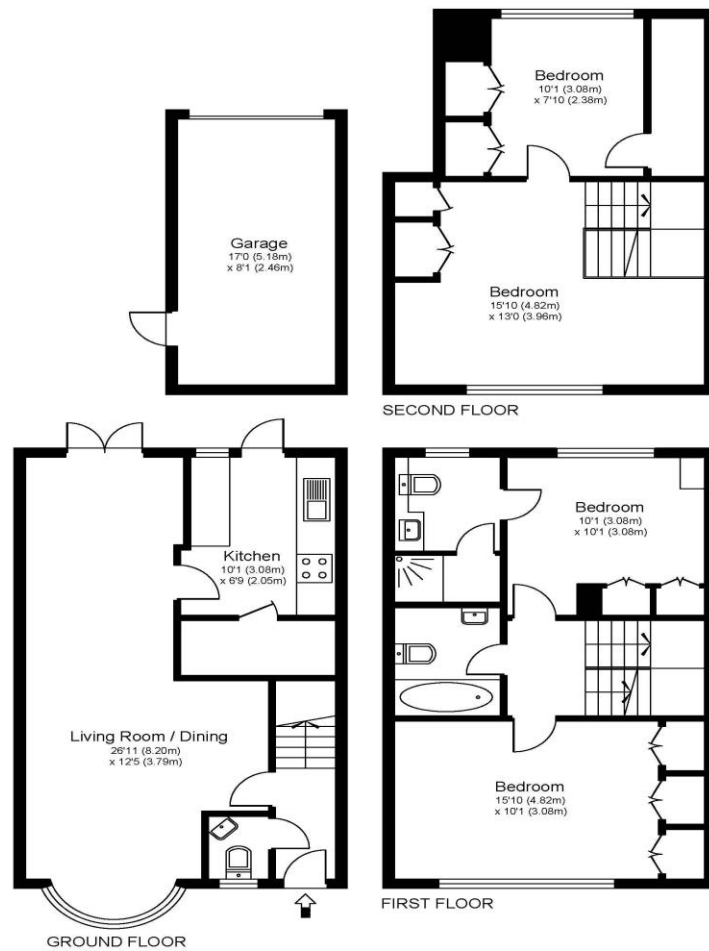


96 Gainsborough Court Walton-On-Thames Surrey KT12 1NL

£2,700 pcm + Initial deposit



GAINSBOROUGH CT. WOT, KT12



Approximate Gross Internal Floor Area: 108 m sq / 1165 sq ft
 Garage Area: 13 m sq / 138 sq ft
 Total Area : 121 m sq / 1303 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 modern three / four-bedroom home with garage to rear, ideally located close to Walton on Thames train station. Internally this is a spacious home set across three floors. There are three main bedrooms all with built in storage and an en-suite shower room on the main room. There is a further space on the top floor that has been previously used as a fourth bedroom but could easily be an extra reception room or work from home space if required. As well as an en-suite there is a family bathroom and a downstairs cloakroom. The main living space is all on the ground floor with the kitchen offset. Everything is neutral and in good clean, tidy condition. There is gas central heating and double glazing. Externally you have a low maintenance paved rear garden and a garage to the rear which houses some further white goods for you. This home is nicely located within this cul-de-sac position close to Walton on Thames train station. The halfway shops and Walton town centre are also easily accessible from this location. Walton on Thames is a good spot for families with popular amenities and schools at hand. Unfurnished. EPC rating C. Available 5th January 2026.



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.