

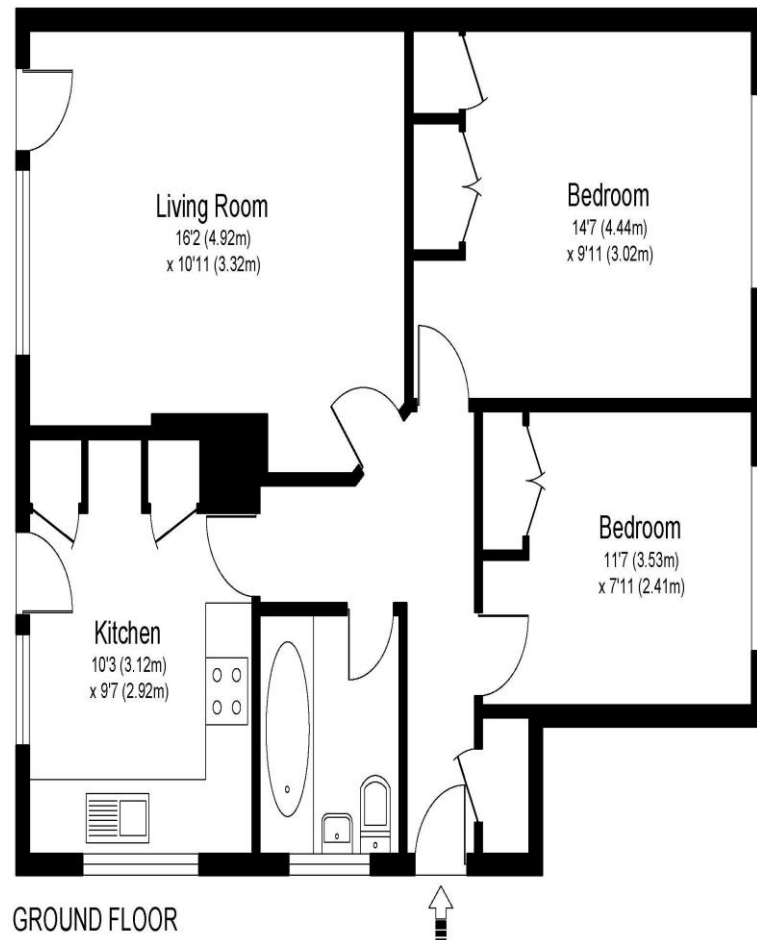


5 Brunswick Close, Walton-On-Thames, Surrey, KT12 3JJ

Offers Over £300,000



BRUNSWICK CLOSE, WOT, KT12



Approximate Gross Internal Floor Area: 61 m sq / 655 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 ground floor maisonette with private garden and new lease on completion. Available with no onward chain, this appealing two-bedroom ground floor maisonette offers a fantastic opportunity for buyers looking to put their own stamp on a property. The home boasts direct access to its own private rear garden, providing a superb outdoor retreat. Internally, the property has a spacious feel, although it does require modernisation, offering an exciting chance to create a bespoke home tailored to your tastes. The layout includes two generously sized double bedrooms and a separate living room which opens directly onto the garden space. Practicality is key, with the property benefiting from a newly renewed 125-year lease on completion, ensuring peace of mind for decades to come. Further enhancing its appeal is the garage-in-a-block, ideal for extra storage. Perfectly positioned in a desirable cul-de-sac off Rydens Avenue, the location is highly convenient for commuters, situated within approximately 0.7 miles of Walton mainline train station. 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.