

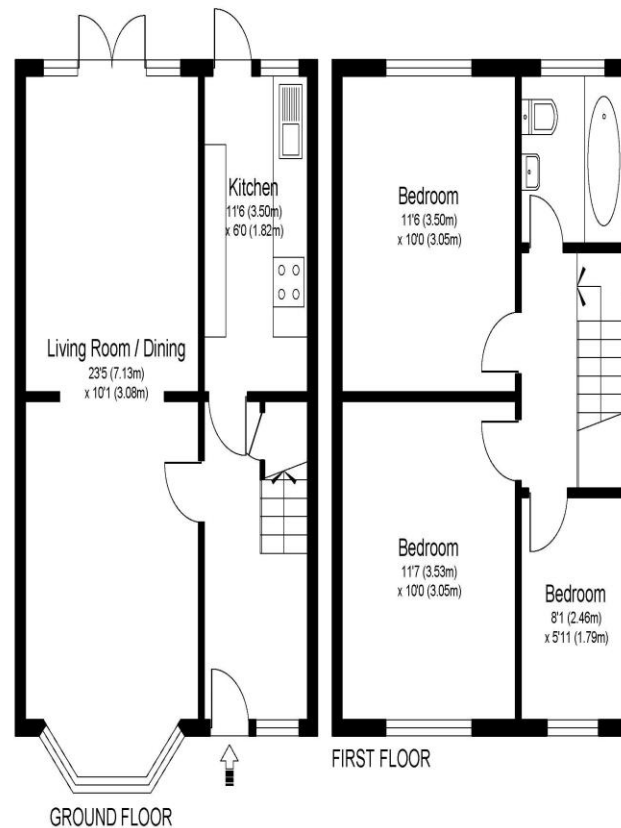


150 Cottimore Lane Walton-On-Thames Surrey KT12 2BL

£475,000



COTTIMORE LANE, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 73 m sq / 781 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.

Offered to the market with the significant benefit of no onward chain, this three-bedroom semi-detached home positioned on Cottimore Lane, is a great opportunity for buyers seeking a home they can truly make their own. The property is presented in a decent, liveable condition but offers superb scope for modernisation and refurbishment throughout. It holds tremendous potential to extend, both to the rear and into the loft space (subject to planning permission), a pathway many neighbours have successfully taken, allowing you to future-proof your investment and create a substantial family residence tailored to your exact needs. Outside, the house boasts a front garden with off-street parking. To the rear, you will find a large, sun-drenched, southwest-facing garden, providing an ideal space for family activities, al fresco dining, and keen gardeners. Internally essential modern comforts are provided with gas central heating and double glazing. One of the most compelling features of this home is its enviable location. Situated in the centre of Walton-on-Thames, you are a short stroll across the road from a local convenience shop, with the vibrant High Street and The Heart Shopping Centre's array of amenities, including high-street brands, restaurants, and the Everyman Cinema, also close by. For commuters, Walton-on-Thames mainline station (offering a fast service to London Waterloo) is accessible, approximately just over a mile away. The property is also perfectly positioned to enjoy the local area's lifestyle benefits, being close to the scenic River Thames for riverside walks, the comprehensive Xcel Leisure Centre, and a selection of highly regarded local schools. This is an exceptional chance for first-time buyers, families, or investors to secure a promising home in a prime Surrey location. 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.