

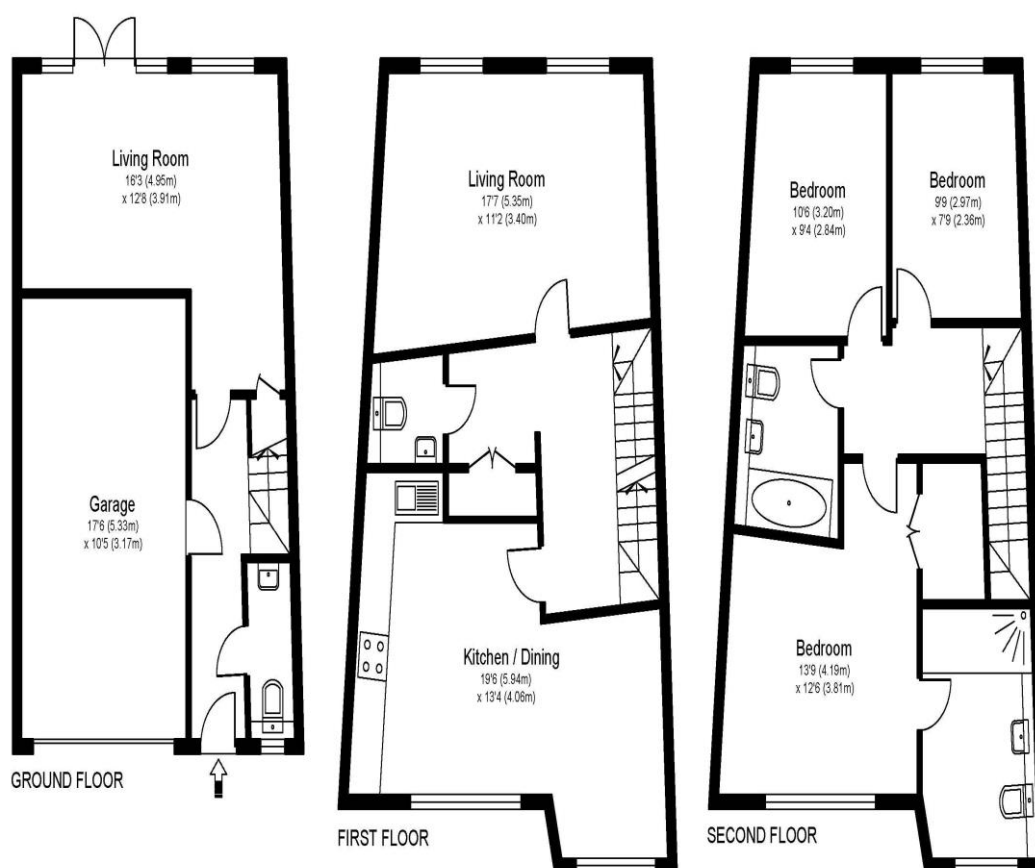


21 Alderson Grove Walton-On-Thames Surrey KT12 5EL

£2750pcm + Initial deposit



ALDERSON GROVE, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 120 m sq / 1290 sq ft

Garage Area: 17 m sq / 182 sq ft

Total Area : 137 m sq / 1472 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-bedroom end of terrace townhouse, offering flexible accommodation in a brilliant location for Walton mainline station. The house was built in 2018 and is part of the new Elizabeth Park development. On the ground floor you have a reception room which has doors opening onto the garden, a W/C and internal access to the integral garage. The first floor has a rear facing living room along with a good size kitchen/diner and a further W/C. On the top floor you will find the three bedrooms with two bathrooms, one of which is an en-suite. Finished with modern fittings throughout. There is off-street parking, an integral garage, and a manageable rear garden with a mix of patio and lawn. The location is great for Walton mainline station with its quick trains to London Waterloo. You are close to popular schools including Three Rivers Academy, and you have the Halfway shops which includes a Tesco Express close by. Offered to rent unfurnished from the 17th December 2025. EPC Rating B.



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.