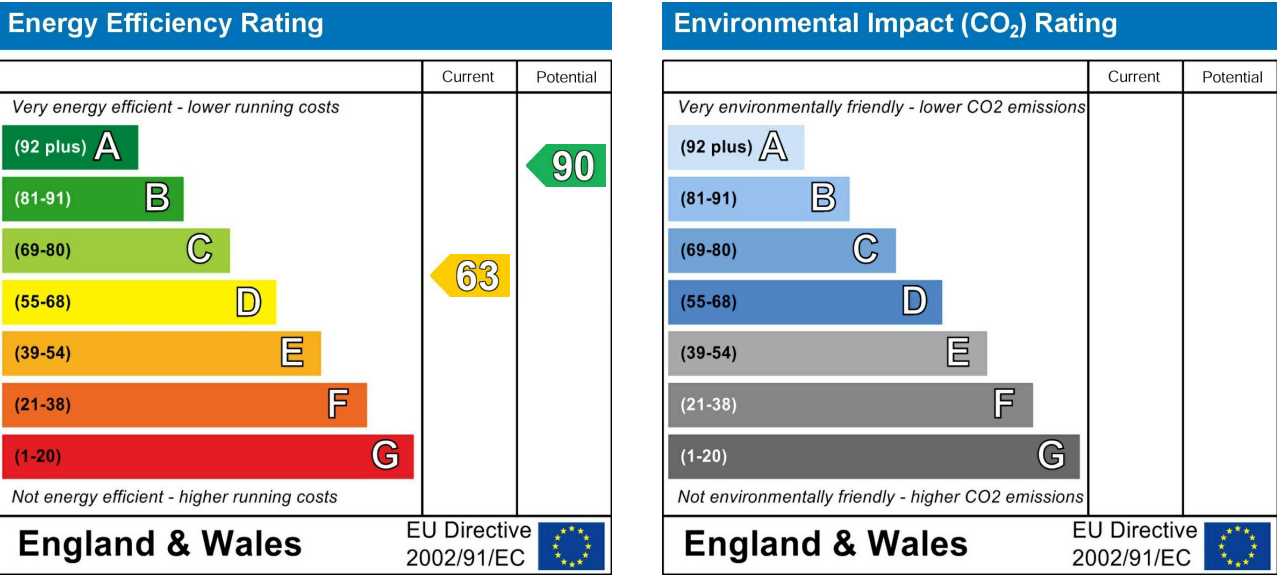
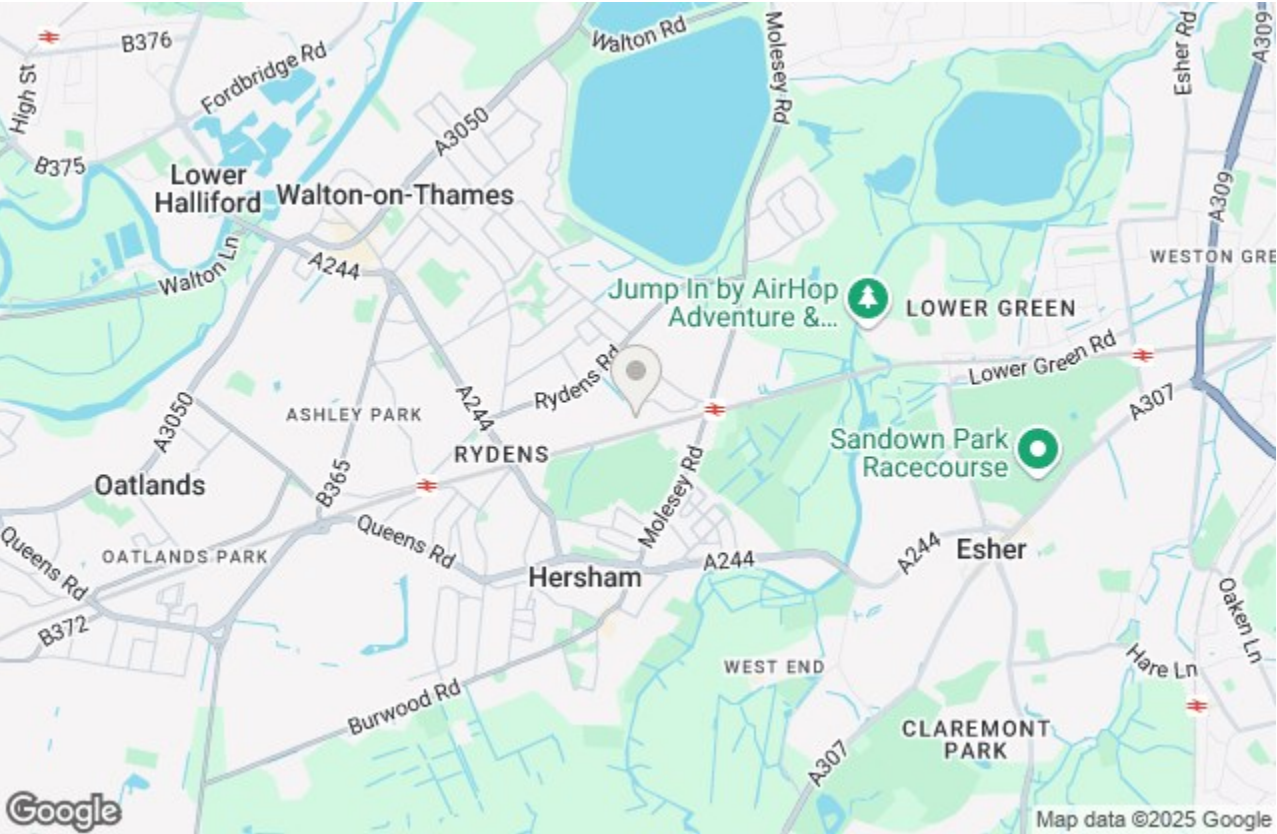


28, Colne Drive, Walton-On-Thames, KT12 3SQ

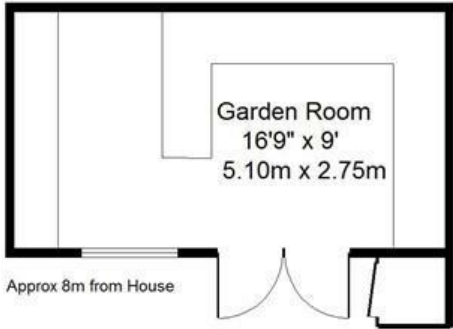


£500,000 Freehold

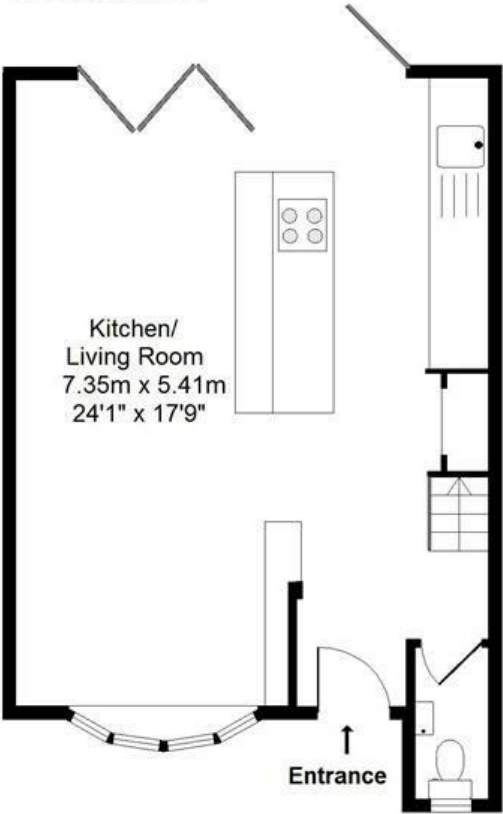
We are delighted to offer this modern three bedroom family home located within easy walk of Hersham mainline station and quietly positioned on this popular development overlooking a pleasant central green. The accommodation is well presented throughout, has been updated to a high standard by the landlord and briefly includes entrance hallway, modern downstairs WC, bright and airy open plan modern fitted kitchen with a good range of eye and base level units and drawers plus breakfast bar and bifold doors opening onto the rear garden. The bay fronted through lounge/dining room also has an open feel with bespoke built in book shelves. On the first floor you will find three generous bedrooms, the master of which has a good range of fitted wardrobes and a modern three piece bathroom suite including shower over bath. . Externally the sunny rear garden is nicely maintained with paved patio and mature shrub and flower borders. There is also the advantage of a large store shed/workshop with power and light to the rear. Internal viewings are highly recommended and can be arranged by contacting HTB on 01932 222266. Council tax band E. EPC rating D.



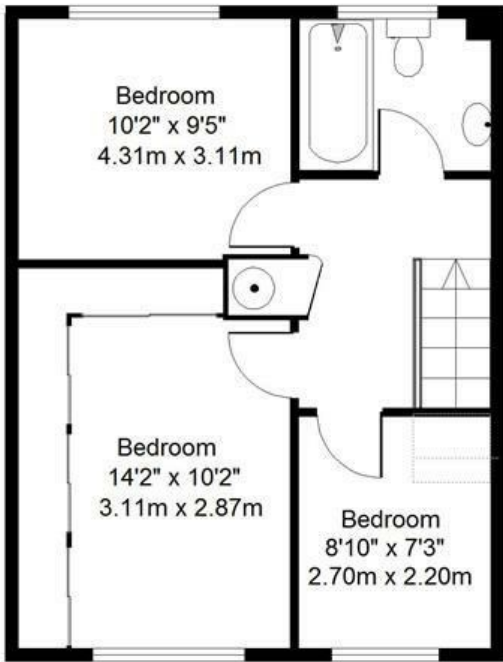
Colne Drive, Walton-On-Thames, KT12 3SQ



Ground Floor



First Floor



Not to scale

Approximate Gross Internal Floor Area:
96m sq (1,030sq ft)
House: 82m sq (880sq ft) Summer House: 14m sq (150sq 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 misstatement. These plans 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 and should not be relied on as a basis of valuation.

- THREE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINING
- WELL PRESENTED THROUGHOUT
- MODERN FAMILY BATHROOM
- MUST BE SEEN
- CLOSE TO MAINLINE STATION
- DOWNSTAIRS CLOAKROOM
- STUDIO/WORKSHOP TO REAR
- QUIET LOCATION
- NO ONWARD CHAIN

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

