



54 Annett Road, Walton-On-Thames, KT12 2JS

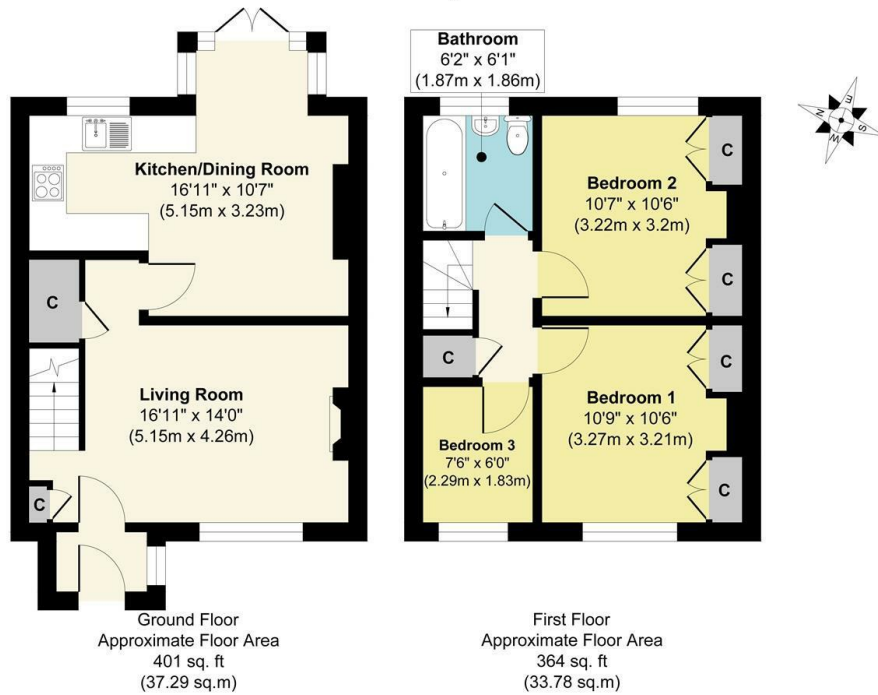
Asking Price £559,950 Freehold

- MID-TERRACE PROPERTY
- LOUNGE
- REAR GARDEN
- WALTON-ON-THAMES

- 3 BEDROOMS
- KITCHEN/DINING ROOM
- NO ONWARD CHAIN

- 1 BATHROOM
- OFF-STREET PARKING
- CLOSE TO AMENITIES

Annett Road, KT12



Approx. Gross Internal Floor Area 765 sq. ft / 71.07 sq. m

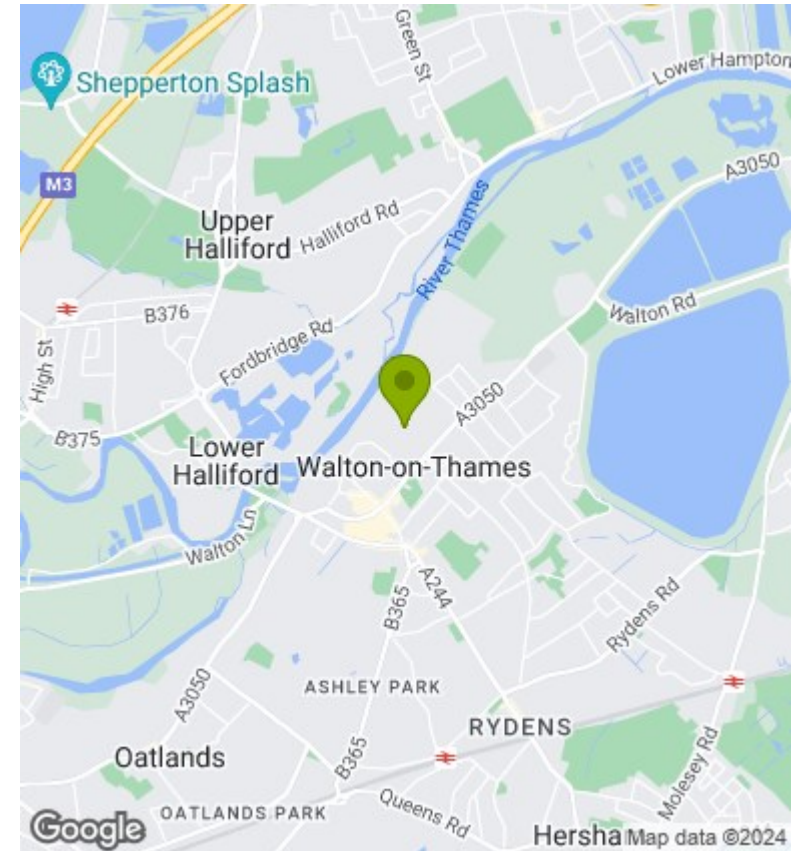
This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given, whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
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Description

Rawlinson & Webber are pleased to offer for sale with no onward chain; this attractive three-bedroom terrace home nestled in Annett Road, Walton-on-Thames. Located within close proximity to Walton on Thames town centre, a local hotspot for the high street amenities including M&S Foodhall, Aldi, an array of boutique & retail shops, local pubs and tasteful restaurants. There is also easy access to the River Thames, a popular spot for walkers, runners and cyclists.

This charming home features an entrance porch, a spacious lounge with a fireplace, cupboard storage and open-stair access. To the rear of the property is a kitchen/dining room with patio doors opening onto the sunny garden. Upstairs, comprises two generous size double bedrooms, an additional third bedroom and a family bathroom shared between them.

Externally, the property offers off-street parking on its own drive-way and a spacious rear garden with a lawn and a patioed area, ideal for garden furniture. We highly recommend your early viewings.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

D

EPC Rating:

E