

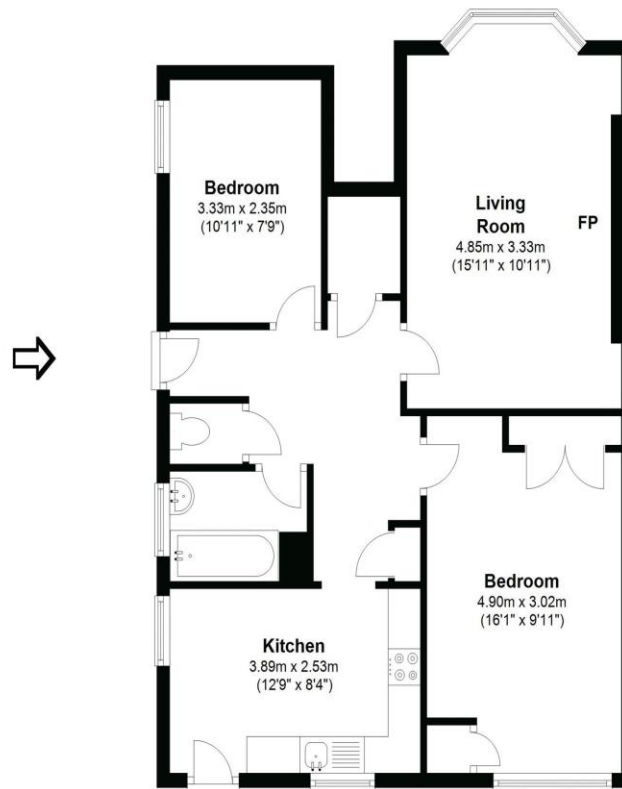


19 Gladsmuir Close Walton-On-Thames Surrey KT12 3JD

£365,000



Approximate gross internal floor area 678 Sq Ft 63 Sq M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Tucked away in a quiet cul-de-sac off the prestigious Rydens Avenue, this two-bedroom ground floor maisonette offers a rare blend of privacy, convenience, and outdoor space. Whether you are a first-time buyer, a downsizer, or a savvy investor, this property represents a fantastic opportunity in one of Walton on Thames most sought-after positions. As a ground floor residence, the home boasts the highly coveted feature of direct access to a private rear garden, complemented by an expansive and open front garden. The interior features two well-proportioned bedrooms and a layout designed to maximise natural light. Having been maintained to rigorous rental safety standards, the property benefits from valid Gas and Electrical Safety Certificates, gas central heating, and double glazing throughout.

This property is offered to the market with the distinct advantage of no onward chain, allowing for a potentially swift and uncomplicated purchase. It is held on a 931-year leasehold, providing long-term security, further enhanced by notably minimal Ground Rent charges. The location offers the perfect balance of tranquillity and accessibility. Situated in a peaceful cul-de-sac just off Rydens Avenue, residents are perfectly positioned to enjoy the best of Walton-on-Thames. The mainline station is within easy reach for commuters heading into London Waterloo, while the vibrant town centre and the scenic trails along the River Thames are both just a short distance away. 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.