

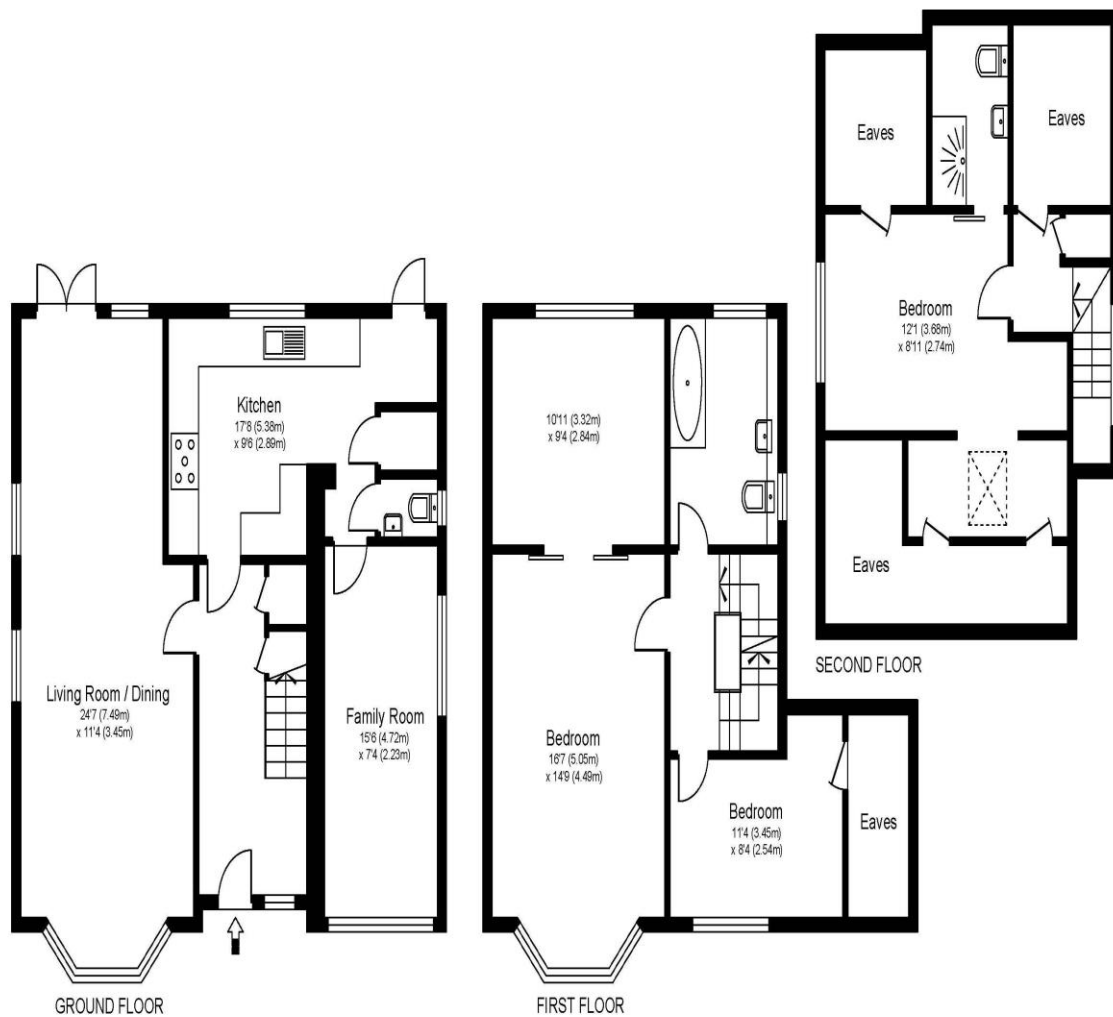


**38 Wolsey Drive Walton-On-Thames Surrey KT12 3BA**

**£800,000**



WOLSEY DRIVE, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 129 m sq / 1390 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 for sale with no onward chain, this stylish and spacious three/four-bedroom detached home has been recently extended and modernised, and is arranged over three floors. The property features a modern, neutral finish throughout, with quality wood flooring, underfloor heating throughout, and well-proportioned rooms. The ground floor offers two reception rooms, a separate kitchen, and a downstairs cloakroom. Upstairs, there are three bedrooms across two floors, along with an additional space off the main bedroom - ideal as a fourth bedroom, dressing room, or home office. There are two bathrooms, including a high-spec family bathroom with a luxury jacuzzi bath/shower unit. Outside, there is off-street parking and a garden to the side and rear. Situated on a quiet and popular residential road, the home is within easy reach of Hersham train station (with direct services to London Waterloo), Tesco Express, and the sought-after Cardinal Newman Primary School. 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.