

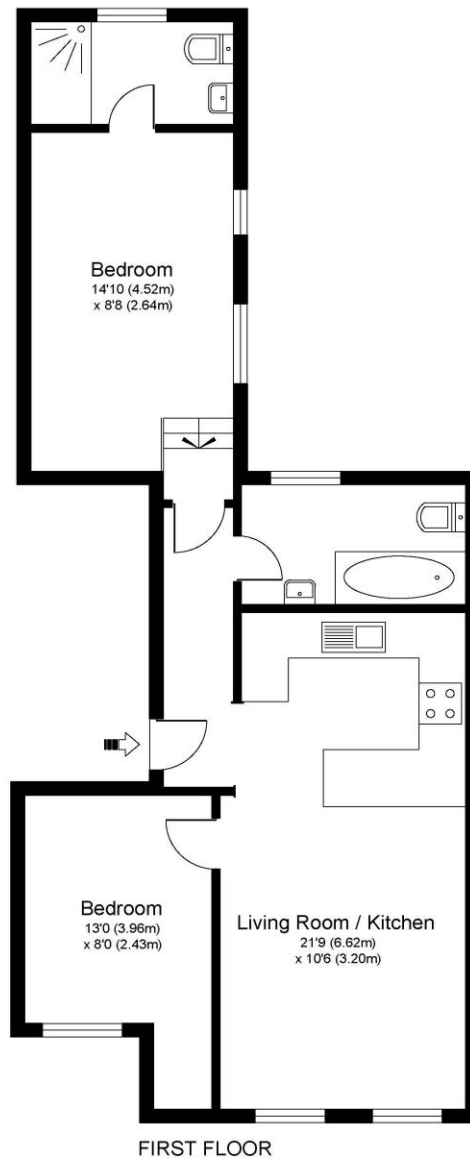


97a Hersham Road, Walton-On-Thames, Surrey, KT12 1RN

£280,000



HERSHAM ROAD KT12



Approximate Gross Internal Floor Area: 53 m sq / 574 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 to the market with no onward chain, this superb first-floor flat is ideally positioned within the ever-popular Halfway area of Walton-on-Thames, moments from local amenities and within easy walking distance of Walton-on-Thames railway station. Internally, the property is well presented throughout and benefits from a bright open-plan living space incorporating a fitted kitchen with breakfast bar, creating an ideal area for both relaxing and entertaining. Wood flooring flows throughout the flat, complemented by double glazed windows. The accommodation comprises two well-proportioned double bedrooms, with the principal bedroom enjoying the added benefit of an en-suite shower room. A separate modern bathroom is fitted with a bath suite. Conveniently located within The Halfway, the property is surrounded by a variety of popular eateries, cafés and everyday conveniences including a nearby Tesco Express, while Walton-on-Thames High Street is approximately one mile away offering a wider range of shopping and leisure facilities. An excellent opportunity for first-time buyers, investors or those seeking a well-connected home in a highly convenient location. 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.