

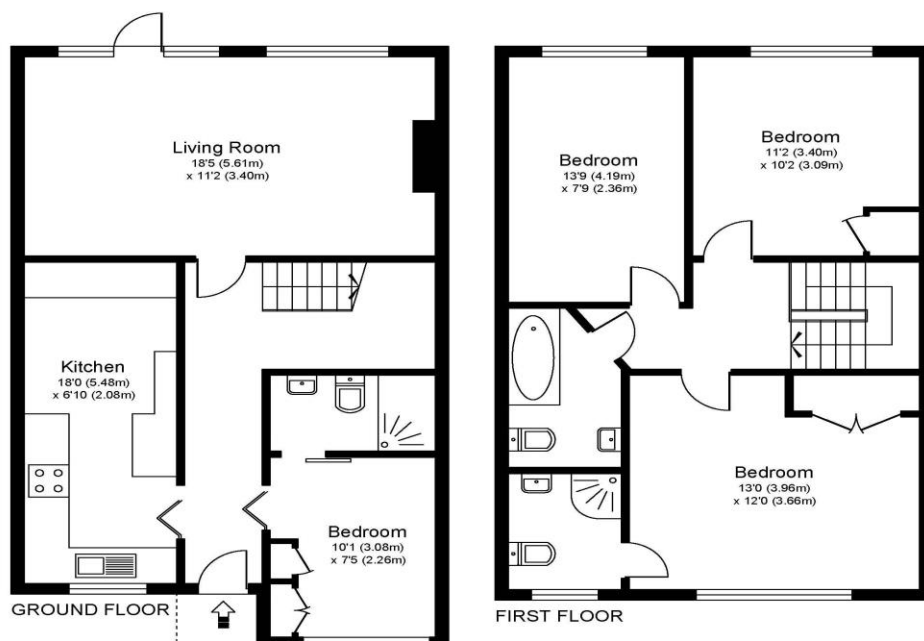


11c Sidney Road Walton-On-Thames Surrey KT12 2NA

£529,950



SIDNEY ROAD, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 104 m sq / 1115 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.

For sale with no onward chain, this versatile three/four-bedroom terraced home is superbly located in the centre of Walton-on-Thames. Designed for modern living, the ground floor features a modern kitchen to the front and a spacious, light-filled living area to the rear, which opens directly onto the garden. A standout feature is the clever garage conversion; this "bonus room" includes an en-suite with an easy-access shower, making it an ideal fourth bedroom for those with mobility considerations or a perfect home office space. Upstairs offers three well-proportioned bedrooms, including a primary bedroom with its own en-suite shower room, alongside a neat family bathroom. There is also loft access for additional storage. The property boasts a landscaped rear garden with a blend of paving and lawn, perfect for entertaining. To the front, you'll find off-street parking equipped with an EV charging point. Situated on a popular residential road, you are moments away from the River Thames towpath, high street amenities, and excellent local schooling, including Grovelands Primary and the new Walton Heathside. 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.