



**6 Shaw Drive, Walton-on-Thames, Surrey, KT12 2LS**

**£435,000**

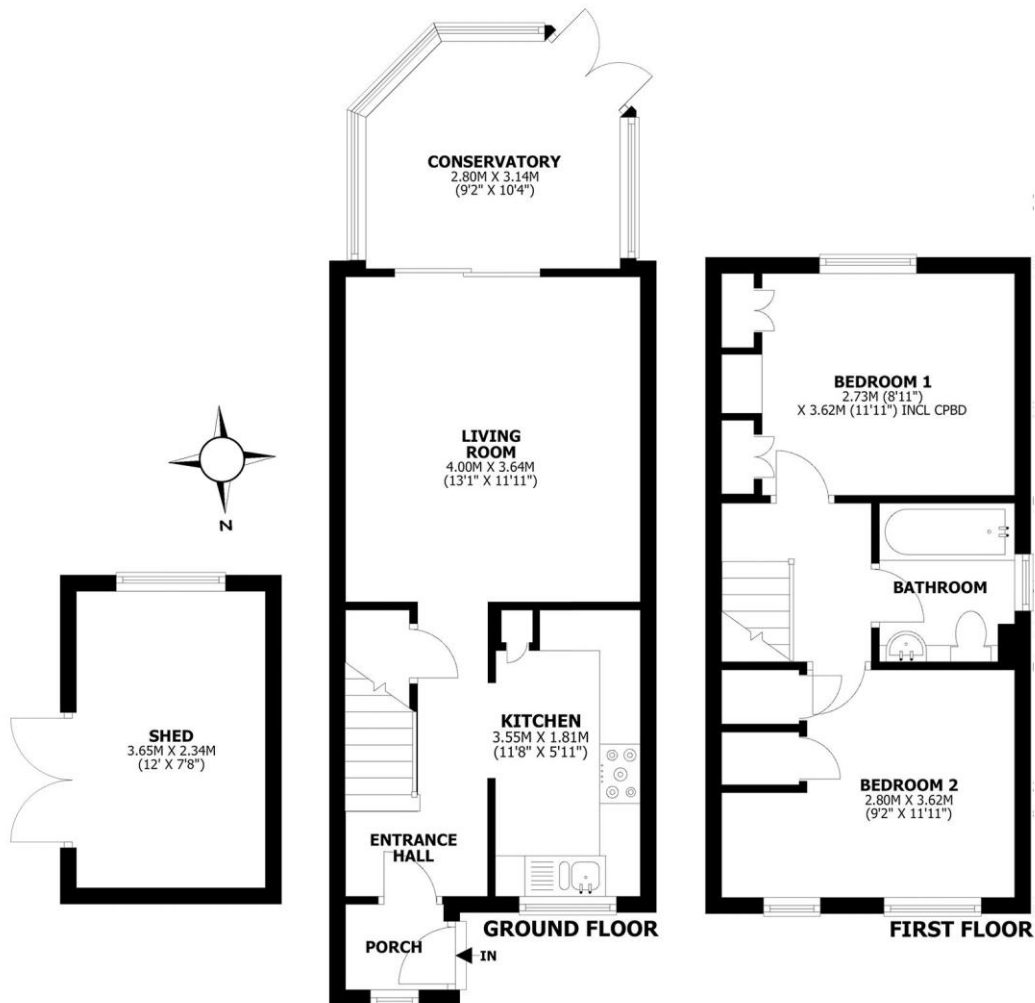




## Shaw Drive, Walton-on-Thames, KT12

Main area: approx. 65.1 sq. metres (700.9 sq. feet)

Shed: approx. 8.5 sq. metres (91.7 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated. Outbuildings/separated garages etc are not shown in actual location/orientation.

A well-presented two-bedroom end of terrace home, situated in the quiet Shaw Drive development and offering off-street parking for two cars, a south-facing rear garden and well-proportioned accommodation throughout. The front-facing kitchen is well designed with a good range of cupboard storage and worktop space. To the rear is a versatile living room, providing space for both lounge and dining areas, with doors opening into the conservatory extension. The conservatory has recently been re-clad to the ceiling, helping with temperature control and improving the overall feel of the space. Upstairs are two good-sized bedrooms, both with fitted storage, along with a modern bathroom featuring a shower over the bath and a window for ventilation. Outside, the L-shaped rear garden is south-facing and low maintenance, with a sizeable shed providing useful storage. The property also benefits from off-street parking for two cars. The property is well located for Grovelands and Heathside, the Xcel Leisure Centre and the River Thames towpath, with its riverside walks and popular pubs. A convenient cut-through provides easy access to Walton town centre, which offers a wide range of supermarkets, shops, eateries, coffee shops and the Everyman Cinema. A well-maintained home offering practical accommodation, good outdoor space and convenient access to local amenities. 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.