JAMES NEAVE
THE ESTATE AGENTS



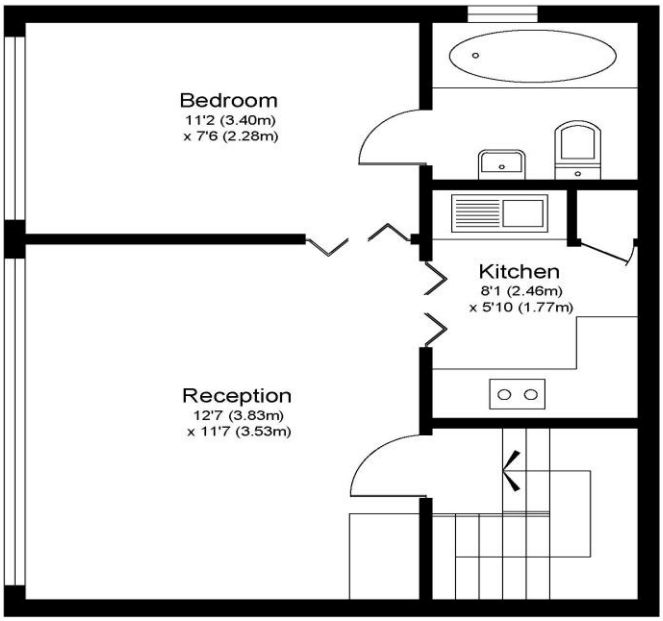
**The Annex at 36a Hersham Road, Walton-On-Thames, Surrey, KT12 1JJ**

**£1200pcm + Initial deposit**

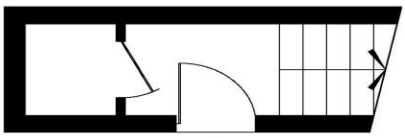




# HERSHAM ROAD KT12




FIRST FLOOR



GROUND FLOOR
ENTRANCE

Approximate Gross Internal Floor Area: 34 m sq / 370 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.

This one-bedroom self-contained annex is ideally situated within easy reach of both Walton-on-Thames mainline station and the High Street, offering excellent convenience for commuters and local amenities. Located on the first floor, the property is presented in good order throughout and benefits from gas central heating and double-glazed windows. The accommodation comprises a spacious bedroom, a bright living room with a separate kitchenette, and a bathroom. Externally, the property further benefits from an allocated parking space. Available NOW. Furnished. 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.