

**JAMES NEAVE**  
THE ESTATE AGENTS



**21 Shaw Drive, Walton-On-Thames, Surrey, KT12 2LP**

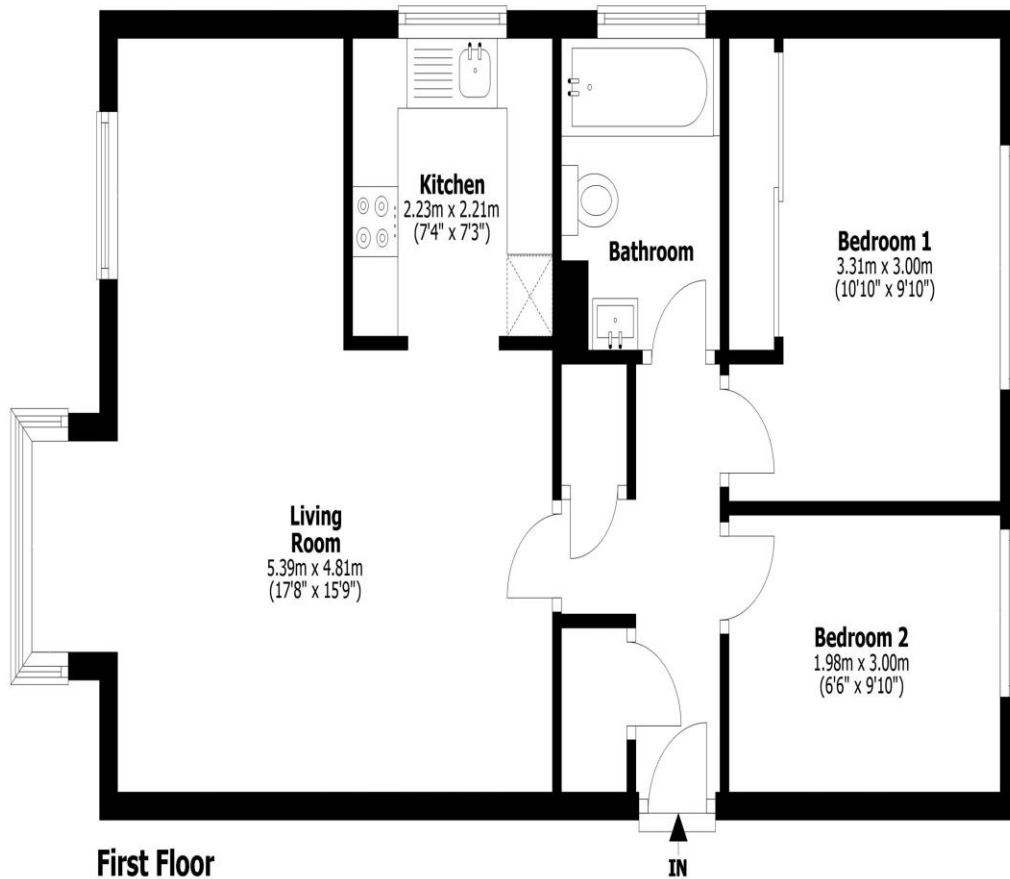
**£297,500**





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

Total internal area: approx. 54.3 sq. metres (584.2 sq. feet)



This floorplan shows maximum dimensions. Measurements are approximate and are given as a guide only. They are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

A beautifully presented two-bedroom flat which is set within a quiet location and has been tastefully updated by the current owners over the last couple of years. Situated on the 1st floor of a small and pleasant block, and offering a secure entry system, allocated parking and a communal garden. The living area has been well designed to give you separate lounge and dining spaces, as well as getting loads of natural light through a large bay window. The kitchen has been re-fitted giving a sleek finish with natural tones and space for all appliances including dishwasher. There are two bedrooms to the rear which give a pleasant outlook over the reservoir banks. The main bedroom benefits from fitted wardrobe space. The bathroom has a luxury feel with modern fittings and shower over bath. There is a large hallway cupboard for storage and another which holds the water tank. Other benefits include modern double glazing, electric heating, and a long lease. Situated in a popular location which is close to Walton town centre, the River Thames with its popular pubs and tow-path walks, and the Excel leisure centre. A great option for first time buyers and investors. 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.