

## 4, Queens Road, Walton-On-Thames, KT12 5NE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### £350,000 Leasehold

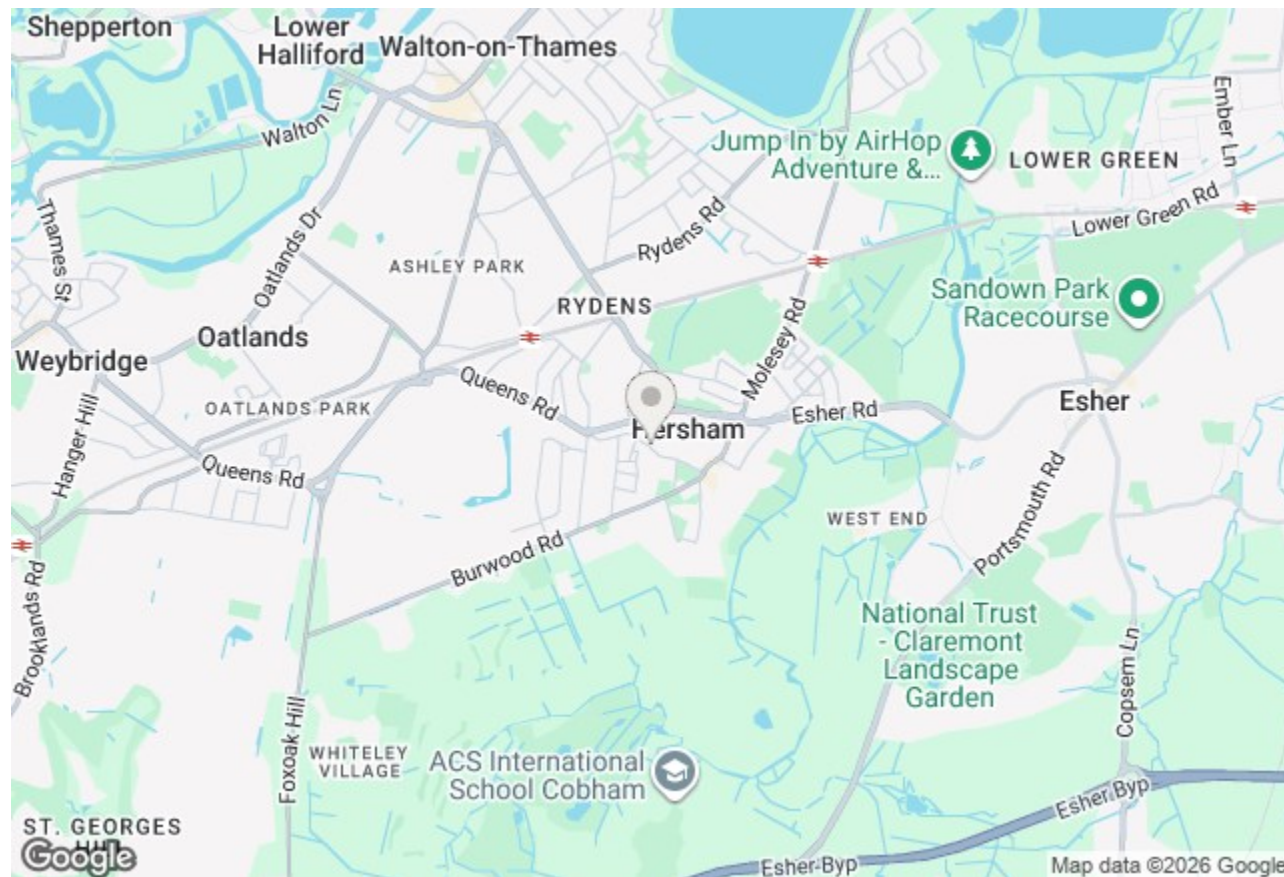
A well-presented two double bedroom first floor maisonette, ideally located in a popular residential area of Hersham.

The property benefits from its own private entrance and offers bright, well-proportioned accommodation throughout. There is a modern fitted kitchen with ample storage, a spacious living room, two generous double bedrooms, and a family bathroom.

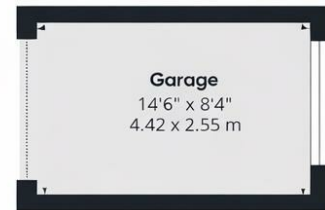
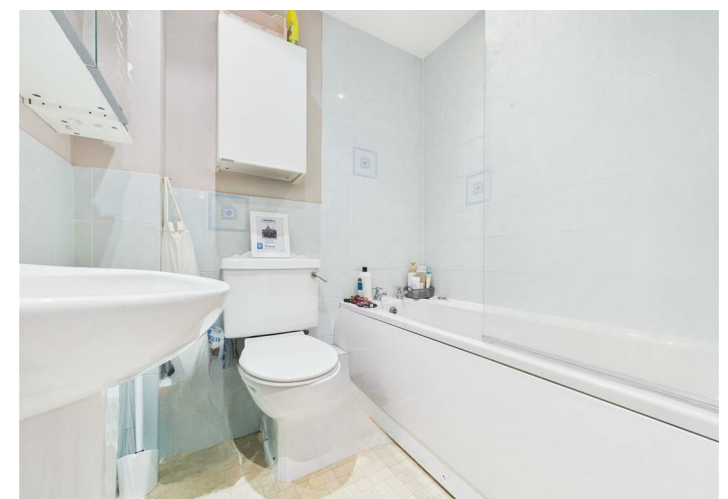
Externally, the property enjoys a private garden and also comes with the added benefit of a garage and shed both with power, along with large driveway for residents parking.

Further advantages include no service charge and a long lease, making this an ideal purchase for first-time buyers, downsizers, or investors.

Situated at Weston Court, Queens Road, the property is conveniently located for Hersham Village, local amenities, and transport links.



# Queens Road, Walton-On-Thames, KT12 5NE



Floor 0

Hallway

Floor 1



Floor 1



Approximate total area<sup>(1)</sup>

788 ft<sup>2</sup>

73.2 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN
- LONG LEASE
- SHORT WALK TO HERSHAM VILLAGE
- RESIDENTS PARKING
- MODERN FITTED KITCHEN
- GARAGE
- NO SERVICE CHARGES
- SHORT WALK TO WALTON STATION
- GOOD SIZE LIVING ROOM