

JAMES NEAVE
THE ESTATE AGENTS

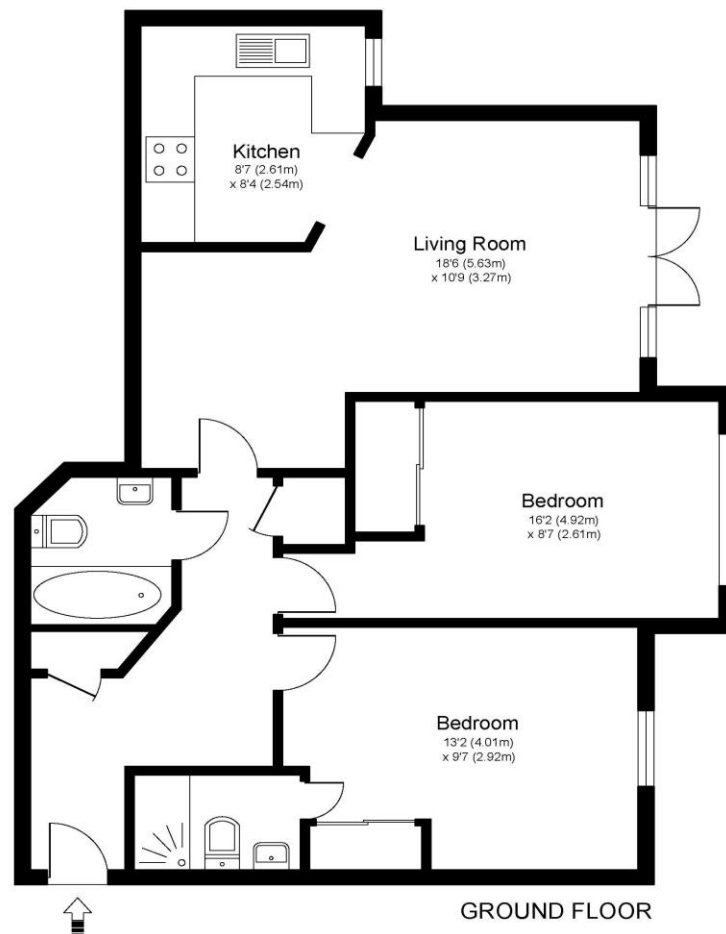


4 Oakland Grange, 185 Sidney Road, Walton-on-Thames, Surrey, KT12 3SE

£375,000



OAKLAND GRANGE, SIDNEY ROAD, WALTON ON THAMES, SURREY, KT12



Approximate Gross Internal Floor Area: 62 m sq / 665 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.

Set within the popular gated development of Oakland Grange, this ground floor two-bedroom, two-bathroom flat is offered for sale with no onward chain. Ideally located close to Walton mainline station, which is a 10-minute walk and has direct trains to London Waterloo in 26 minutes, and the amenities of Halfway which includes a Tesco Express. The development features secure gated access, communal gardens, two allocated parking spaces plus visitor bays, and comes with a share of the freehold. The flat is well-maintained, with a spacious living room, separate dining area, and doors opening to a private patio. The modern kitchen is finished in high-gloss white and fully equipped, set just off the living area. Both bedrooms are doubles with fitted wardrobes, and there are two bathrooms – a family bathroom with shower over bath, and an en-suite with walk-in shower to the main bedroom. A great opportunity for anyone seeking a modern, secure, and low-maintenance home in a convenient location. 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.