



**Flat 2 1 Garden Road Walton-On-Thames Surrey KT12 2HQ**

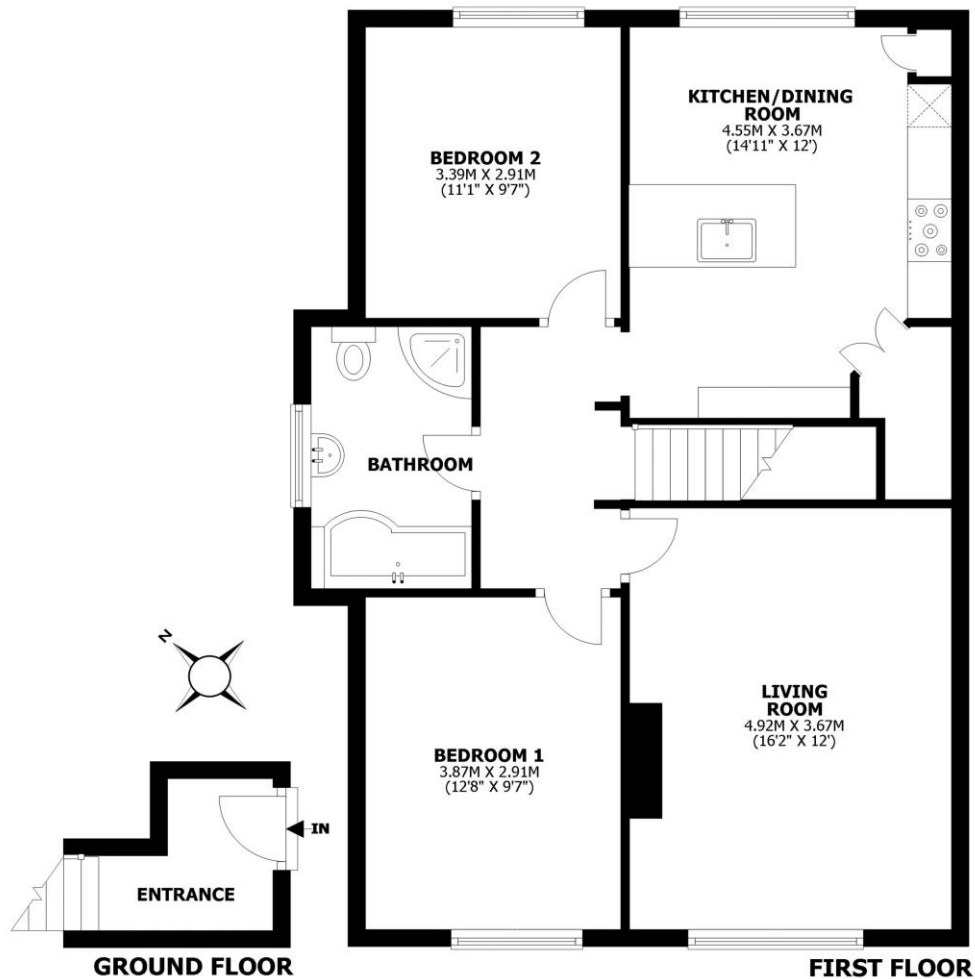
**£375,000**





## Garden Road, Walton-on-Thames, KT12

Total area: approx. 74.9 sq. metres (806.3 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.

This bright and spacious first-floor maisonette is in excellent modern condition throughout, offering the added benefits of a private rear garden and a share of the freehold with a long lease. The property provides great living space, including two double bedrooms, a large reception room with a decorative fireplace, and a spacious kitchen/dining room. The bathroom features both a separate bath and a stand-alone shower. Externally, there is allocated parking for one car at the front, and to the rear, you'll find the private garden with a patio seating area - ideal for outdoor relaxation. Located on a quiet residential road, the property is conveniently close to local shops, public transport, popular schools, the River Thames, and the Excel Leisure Centre. EPC Rating D.



**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.