

8b, Sidney Road, Walton-On-Thames, KT12 2NB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	77
England & Wales	EU Directive 2002/91/EC 	

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



£360,000 Leasehold

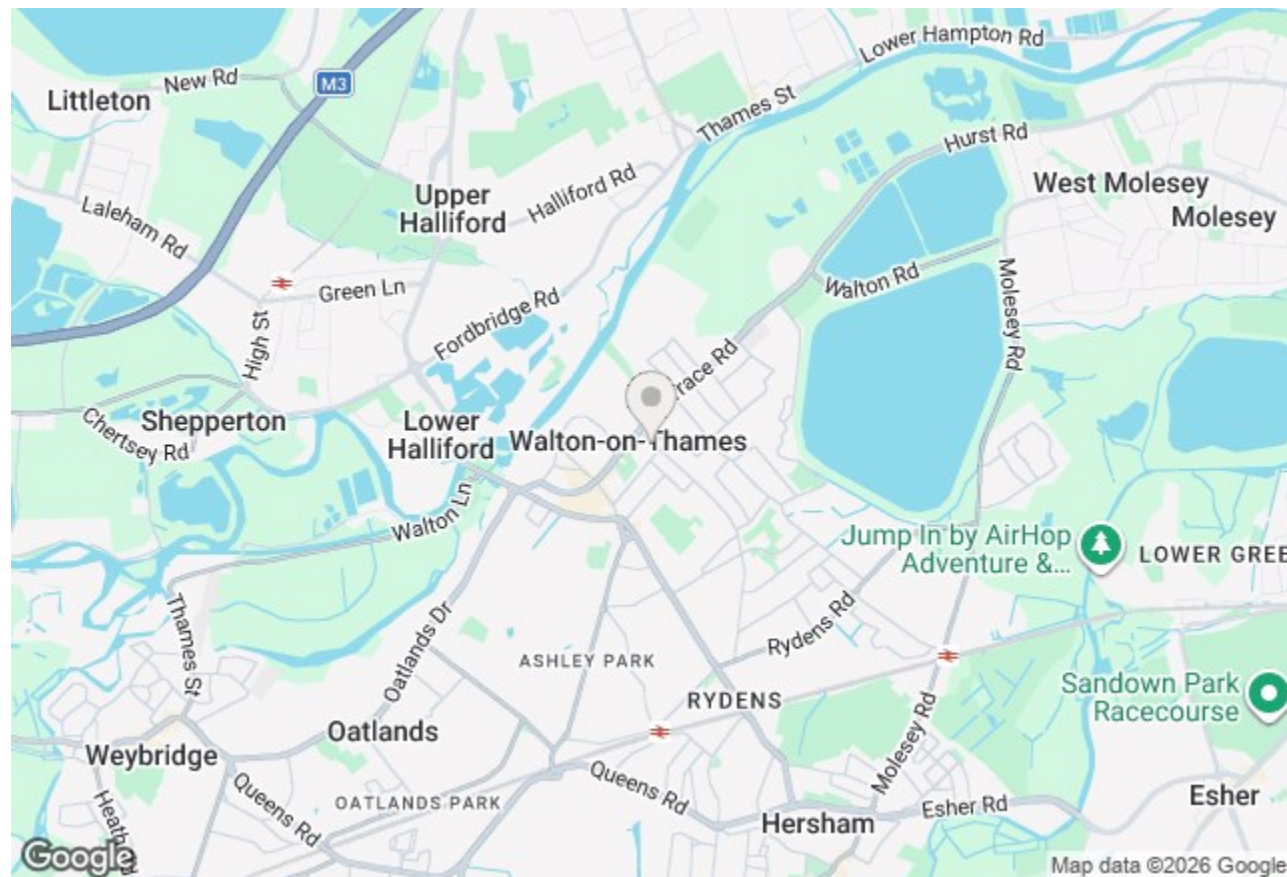
Conveniently positioned in Sidney Road in the charming town of Walton-On-Thames, this beautifully presented first-floor maisonette offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The maisonette boasts a modern bathroom, ensuring convenience and comfort for its residents.

One of the standout features of this property is the private garden to the rear, providing a tranquil outdoor space for enjoying sunny days or hosting gatherings. Additionally, the property includes a garage in nearby block and off-street parking for two vehicles, a valuable asset in this desirable area.

Situated just a short walk from the town centre, residents will benefit from easy access to a variety of shops, cafes, and local amenities, making daily life both convenient and enjoyable.

This maisonette is a rare find, combining modern living with a prime location. It is an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-maintained home. Do not miss the chance to make this lovely property your own.



INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

sales@htbproperty.com
lettings@htbproperty.com



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Molesey Branch
45 Walton Road
East Molesey
Surrey KT8 0DP
0208 001 8385

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

sales@htbproperty.com
lettings@htbproperty.com



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Molesey Branch
45 Walton Road
East Molesey
Surrey KT8 0DP
0208 001 8385

Sidney Road, Walton-On-Thames, KT12 2NB



- TWO BEDROOM FIRST FLOOR MAISONETTE
- PRIVATE DRIVE WITH OFF STREET PARKING
- WELL PRESENTED THROUGHOUT
- MUST BE SEEN
- EPC C
- PRIVATE GARDEN TO REAR
- GARAGE TO REAR
- SHORT WALK TO TOWN CENTRE AND RIVER THAMES
- MODERN BATHROOM AND FITTED KITCHEN

