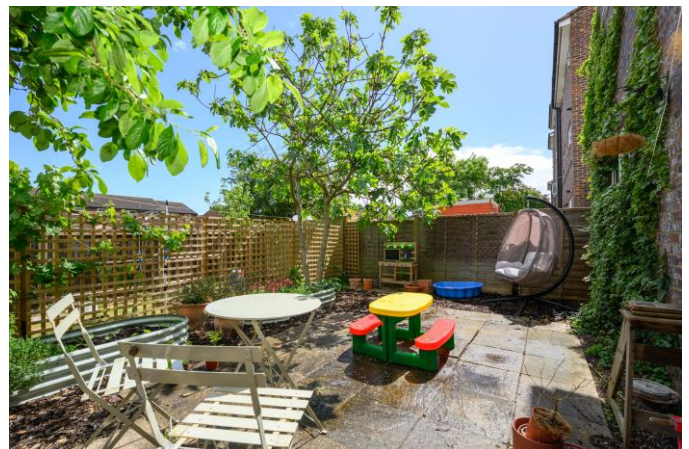


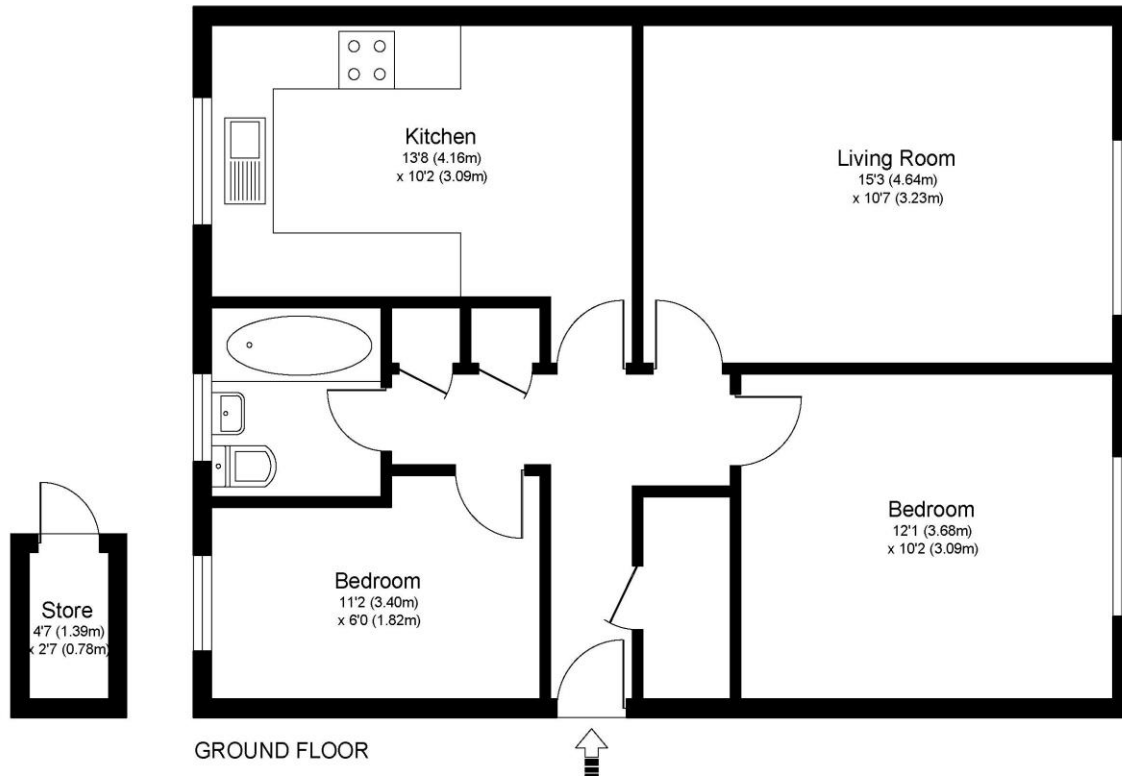


13 Inwood Court, Rodney Road, Walton-On-Thames, Surrey, KT12 3NF

£310,000



INWOOD COURT, SURREY KT12



GROUND FLOOR

Approximate Gross Internal Floor Area: 56 m sq / 606 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.

Tucked away in a quiet cul-de-sac, this beautifully presented two-bedroom ground floor flat offers a warm and homely feel, with soft modern décor and thoughtful improvements throughout. The property has been well cared for by the current owners and is ready to move straight into, with a welcoming hallway featuring stylish wood panelling and excellent storage. The recently fitted shaker-style kitchen with wooden worktops (2022) creates a timeless look, complemented by modern appliances including a recently replaced oven and dishwasher. The bright bathroom benefits from a window and newly fitted shower over bath, while the boiler and wiring were both replaced in 2021 for added peace of mind. The living room has a large opening into the kitchen, enjoys a private outlook over the front garden, and has a cosy feel, complemented by attractive herringbone wood flooring. Both bedrooms are well proportioned, with fitted wardrobes to the main bedroom, and the flat further benefits from secure entry access and ample permit-free parking. The freeholder is also due to replace the windows in 2028. A real highlight of the property is the private front and rear gardens, offering a peaceful outdoor space with a plum tree, fig tree, grape vine and bay tree, along with an outdoor tap and plug socket. Conveniently located, Walton Mart is just a very short walk away for everyday essentials, while schools, shops, pharmacies and doctors are all close by. Hersham and Walton mainline stations are both around a 20-minute walk, providing direct trains into London Waterloo, and Walton town centre is within easy reach, offering supermarkets, The Heart shopping centre, popular cafés, restaurants and Everyman Cinema. The river and its well-loved pubs are also approximately a 25-minute walk away. The current owners particularly love the friendly neighbours and strong sense of community, making this a genuinely welcoming place to call home. 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.