



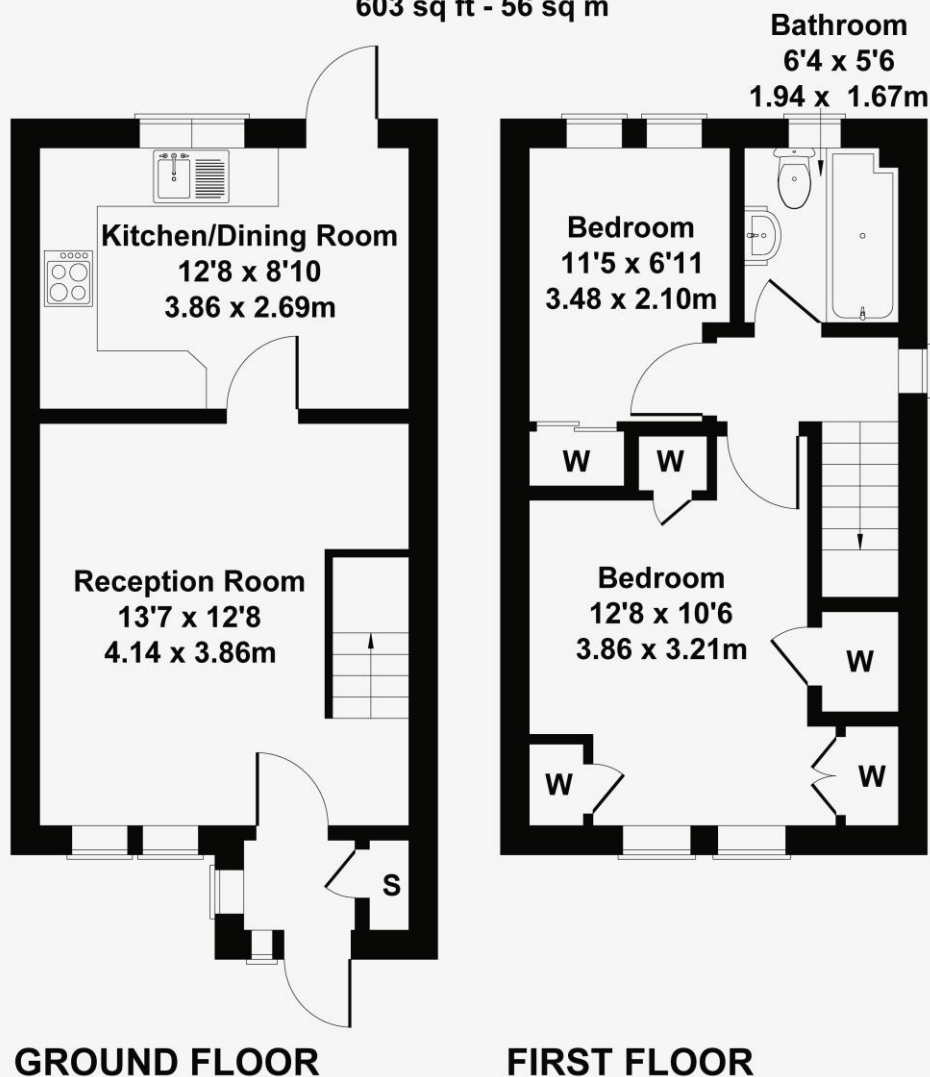
11 Sullivans Reach, Walton-on-Thames, Surrey, KT12 2QB

£425,000



11 Sullivans Reach, KT12 2QB. Walton On Thames

Approximate Gross Internal Area
603 sq ft - 56 sq m

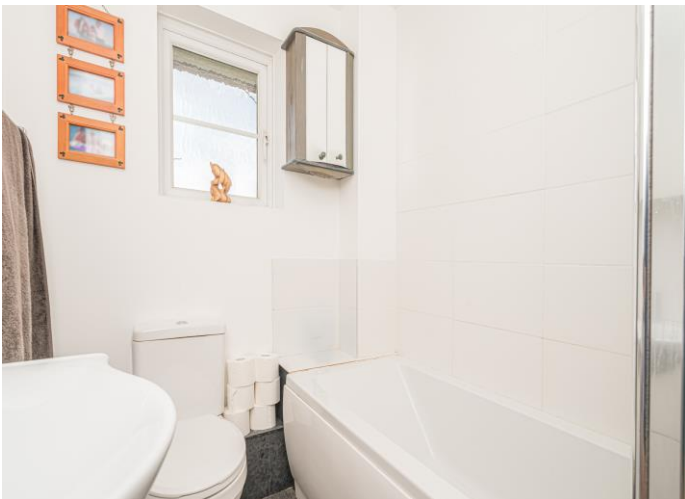


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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A two-bedroom end-of-terrace home, set within a popular and quiet cul-de-sac location, offered to the market with no onward chain. The property enjoys an enviable position, opening onto parkland with the River Thames beyond, providing beautiful surroundings and immediate access to scenic towpath walks and popular riverside pubs. Conveniently located, Walton town centre is within easy reach, offering a wide selection of supermarkets, cafés, restaurants, The Heart shopping centre and the Everyman Cinema. The accommodation begins with an entrance porch leading into a front reception lounge. To the rear is a kitchen and breakfast room with access to the garden. Upstairs there are two bedrooms, with the main bedroom benefiting from fitted storage, along with a modern family bathroom featuring a window and shower over the bath. Outside, the property offers a good-sized rear garden, along with the rare benefit of three allocated parking spaces. While the property would benefit from updating in parts, it presents an excellent opportunity for buyers to create a home to their own taste in a highly desirable riverside setting. 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.