



56 Trafalgar Drive Walton-On-Thames Surrey KT12 1NZ

£350,000



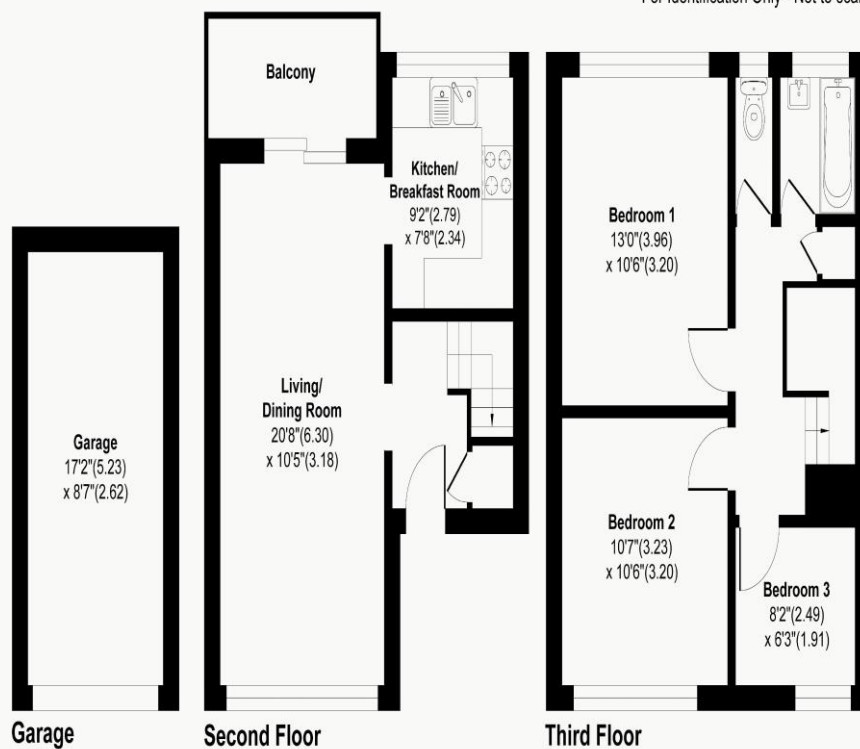
Trafalgar Drive, Walton on Thames, KT12

Approximate Area = 801 sq ft / 74.3 sq m

Garage Area = 147 sq ft / 13.6 sq m

Total Area = 948 sq ft / 87.9 sq m

For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for James Neave Estate Agents.



This well presented three-bedroom duplex apartment offers an exceptional amount of space and versatility, perfectly situated on the upper levels of a popular residential development. For sale with the benefit of no onward chain and a recently renewed lease boasting well over 150 years remaining, this property represents a fantastic opportunity for first-time buyers, downsizers, and investors alike. The bright and inviting living space is located on the lower level of the duplex, centred around a spacious living room that enjoys a peaceful, leafy outlook to the rear. Doors open directly onto a private balcony, creating a seamless transition between indoor and outdoor relaxation. Conveniently offset to the side, the modern kitchen is exceptionally well-maintained and equipped, while a practical understairs cupboard provides excellent additional everyday storage. Upstairs, the property continues to impress with three well-proportioned bedrooms. Two are generous double rooms, while the third is a smaller but highly usable space, ideal for a child's bedroom, guest room, or a dedicated home office. Serving the bedrooms is a bathroom with a separate adjacent cloakroom, a thoughtful layout that adds a layer of convenience for busy mornings. Externally, the apartment benefits from its own private balcony. Further practical features include a brick-built storage shed located on the ground floor to the rear of the building, and a garage situated within a nearby block. Trafalgar Drive is superbly located for modern living, offering excellent proximity to Walton-on-Thames mainline station with its fast, direct links into London Waterloo. The local shops, cafes, and amenities of The Halfway are also just a short walk away, combining a highly convenient location with a spacious, move-in-ready home. EPC Rating



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.