

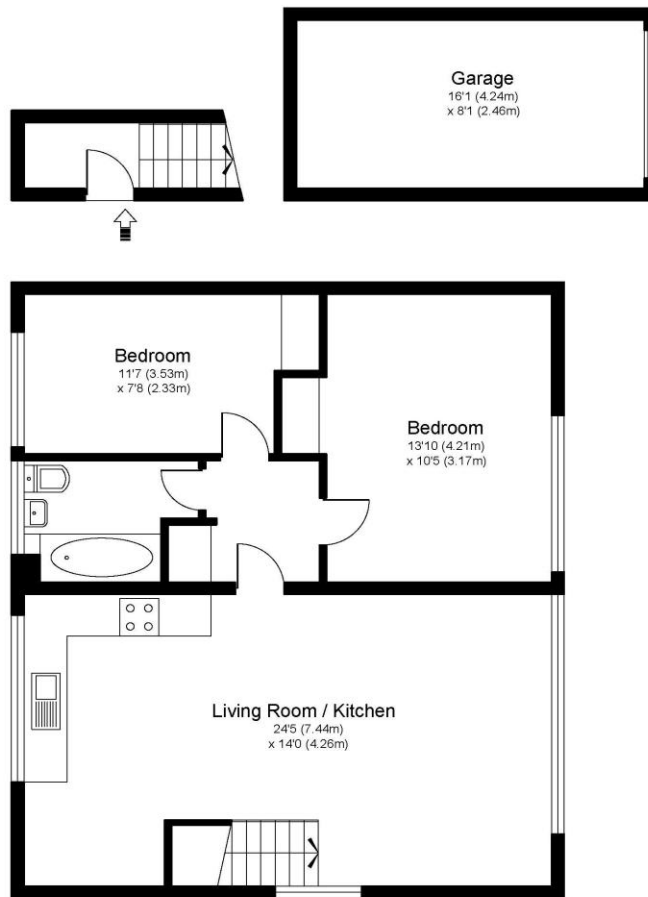


16 Devoke Way, Walton-on-Thames, Surrey, KT12 3ES

Offers in Excess of £325,000



DEVOKE WAY



Approximate Gross Internal Floor Area : 66 m sq / 710 sq ft
Garage : 12 m sq / 130 sq ft
Total Area : 78 m sq / 840 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.

Offered with no onward chain, this beautifully presented two double bedroom maisonette is positioned within a highly regarded cul-de-sac, conveniently located close to Hershaw mainline station and popular local schools, and offers generous and well-balanced accommodation throughout. Accessed via a private entrance, the property opens into a welcoming hallway with stairs rising to the first floor. Of particular note is the impressive dual-aspect kitchen/reception room, providing an excellent space for both everyday living and entertaining. The kitchen is thoughtfully arranged with a comprehensive range of fitted units, integrated oven and hob, and space for further appliances. The property further benefits from two well-proportioned double bedrooms, both featuring built-in storage, and a stylishly appointed family bathroom complete with a modern three-piece suite, shower over bath, contemporary tiling, and a chrome heated towel rail. Externally, the maisonette enjoys a private, enclosed rear garden, combining decked and lawned areas - ideal for outdoor dining and relaxation. A nearby garage is also included, with an established arrangement allowing parking directly in front. 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.