



9 Field Common Lane Walton-On-Thames Surrey KT12 3QH

£425,000



FIELD COMMON LANE, SURREY, KT12



Approximate Gross Internal Floor Area: 99 m sq / 1065 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 to the market with no onward chain, this well-proportioned three-bedroom end-of-terrace home offers a wonderful balance of peaceful residential living and excellent commuter links. The ground floor features a bright and spacious main living area that seamlessly opens onto the rear garden, creating a fantastic indoor-outdoor flow perfect for family life and entertaining. The modern kitchen is offset, maximising both workspace and social interaction. A practical downstairs cloakroom and abundant built-in storage complete the ground floor layout. Upstairs, the property boasts three consistently good-sized bedrooms, served by a well-appointed family bathroom featuring both a bath and a separate shower cubicle. Externally, the property enjoys a welcoming front garden, while the private, secluded rear garden is predominantly laid to lawn, offering a brilliant canvas for outdoor dining or play. Situated on a popular residential street with a distinct, tranquil feel, the home is ideally located under a mile from Hersham Train Station, providing direct mainline access into London Waterloo. 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.