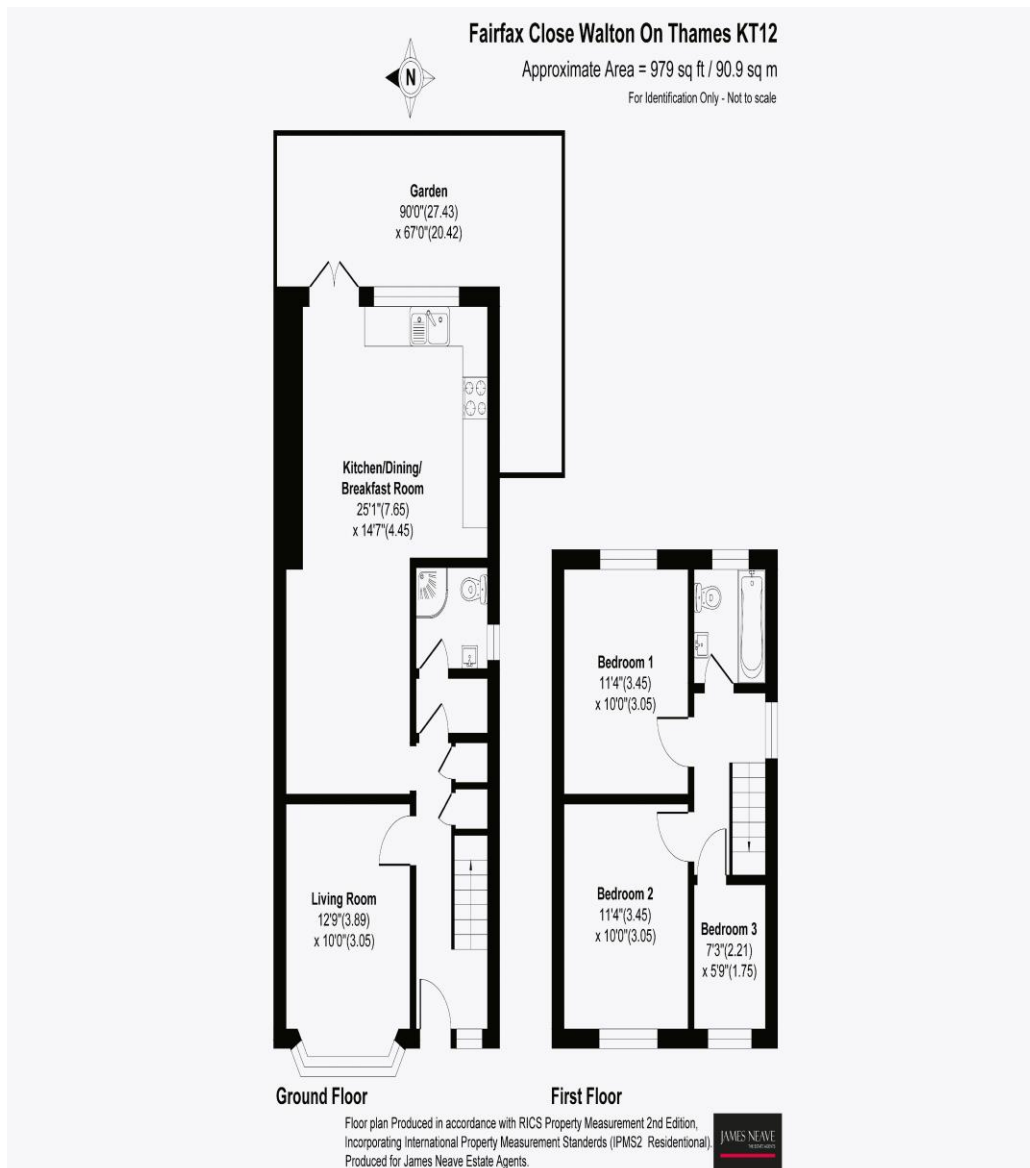




12 Fairfax Close Walton-On-Thames Surrey KT12 2AJ

£2500pcm + Initial Deposit





Nestled within a quiet and desirable cul-de-sac location, this three-bedroom semi-detached home offers a balance of modern living space and suburban convenience. Available on an unfurnished basis, the property has been thoughtfully extended on the ground floor to create a bright, spacious, and contemporary environment ideal for family life or entertaining. Upon entering, you are greeted by a separate, cosy living room situated to the front of the house, offering a peaceful retreat from the main living hub. The heart of the home lies to the rear, where the impressive ground floor extension opens up into a large, modern kitchen diner. This expansive space is filled with natural light and looks out across the easterly-facing rear garden, which is of a very generous size and perfect for enjoying morning sun and outdoor dining. Upstairs, the property features a classic and practical layout, housing two comfortable double bedrooms alongside a traditional smaller third bedroom that is well-suited as a child's room or a dedicated home office. The family bathroom serves the first floor. Benefiting from double glazing and gas central heating throughout, the home ensures modern efficiency and comfort. Externally, the property is completed by the convenience of dedicated off-street parking to the front. Available 1st September, Unfurnished. 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.