

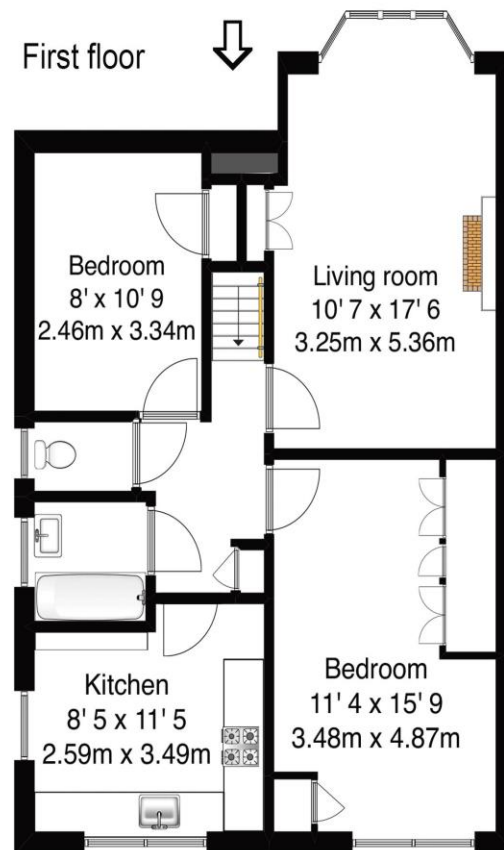


**20 Gladsmuir Close Walton-On-Thames Surrey KT12 3JD**

**£385,000**



Approximate gross internal floor area 688 Sq Ft 64 Sq M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

This well presented two-bedroom first-floor maisonette is situated in a quiet, sought-after cul-de-sac just off Rydens Avenue. Offered to the market with the significant benefit of no onward chain, the property represents an ideal opportunity for those looking for a modern, low-maintenance home in a prime central location. Having been previously let, the property is fully compliant with current Gas and Electrical Safety Certificates, ensuring a smooth transition for the next owner or investor. The interior is characterized by a bright and airy atmosphere, featuring a spacious separate living room that serves as the heart of the home. Both the kitchen and bathroom have been updated to a modern standard, offering contemporary finishes that complement the overall aesthetic. The accommodation includes a generous main bedroom, which is a large double featuring convenient built-in wardrobes. The second bedroom is slightly more compact in design but remains a good-sized double room, perfect for guests, a home office, or a growing family. For year-round comfort, the home is equipped with full double glazing and gas central heating throughout. One of the standout features of this maisonette is the impressive outdoor space. Residents enjoy a private rear garden, providing a secluded area for relaxation or outdoor entertaining, while the front of the property overlooks a large, open lawn of which you own half. Furthermore, the property boasts an exceptional 931-year leasehold with minimal associated charges, providing long-term security and peace of mind. Located in the heart of Walton-on-Thames, Gladsmuir Close is perfectly positioned for modern living. The vibrant town centre is within easy reach, offering a wide array of shops, cafes, and restaurants. Commuters will appreciate the proximity to Walton-on-Thames mainline station, which provides fast links into London Waterloo, while the nearby River Thames offers beautiful scenic walks and leisure opportunities. This is a rare find that combines a peaceful residential setting with superb access to local amenities. 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.