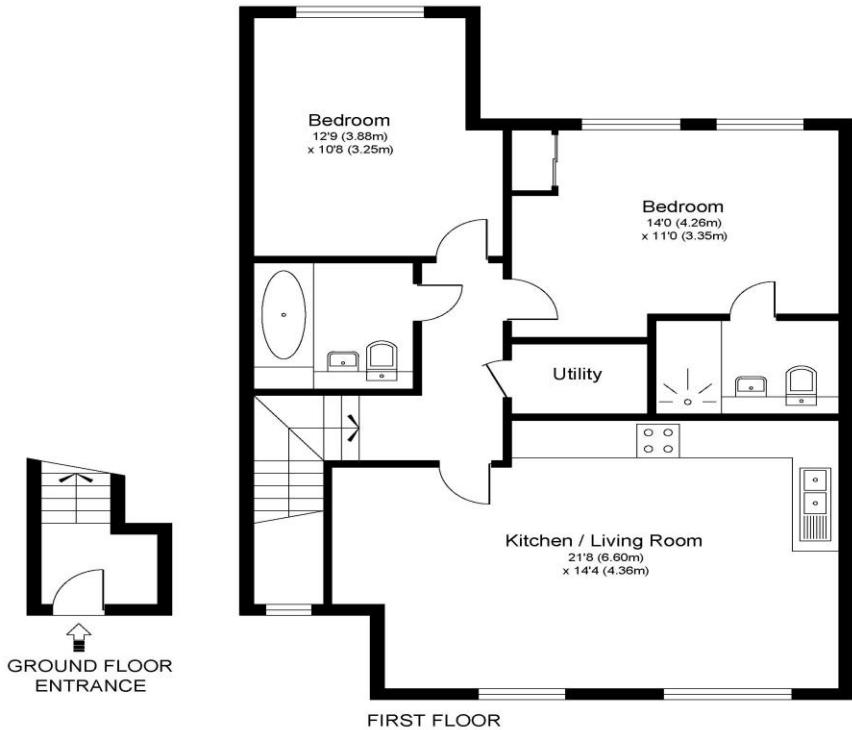




**16 Sherman Avenue Walton-on-Thames Surrey KT12 2FN**

**£1,950 + Initial deposit**



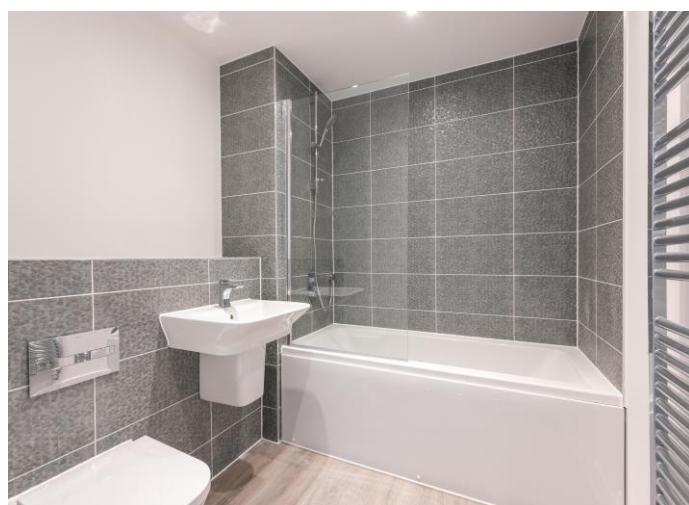


Approximate Gross Internal Floor Area: 71 m sq / 764 sq ft

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.

A two-bedroom, two-bathroom first floor maisonette situated in the Walton Park development built by Bellway Homes. Offering spacious accommodation and quality fittings throughout. The living room and kitchen is open-plan and has a rear aspect with plenty of light and nice views. Both bedrooms are doubles with the main having fitted wardrobes and an en-suite shower room. There is also a family bathroom. The flooring is a mid-grey Amtico which runs through the living areas, and then carpet in the bedrooms. There is a parking space and electric charging point within the carpark. The location is incredibly quiet and is located close to the River Thames and Xcel leisure centre. Offered to rent unfurnished. EPC Rating B.

Available 17th June 2026.



**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.