



131a Terrace Road, Walton-on-Thames, Surrey, KT12 2DX

£400,000



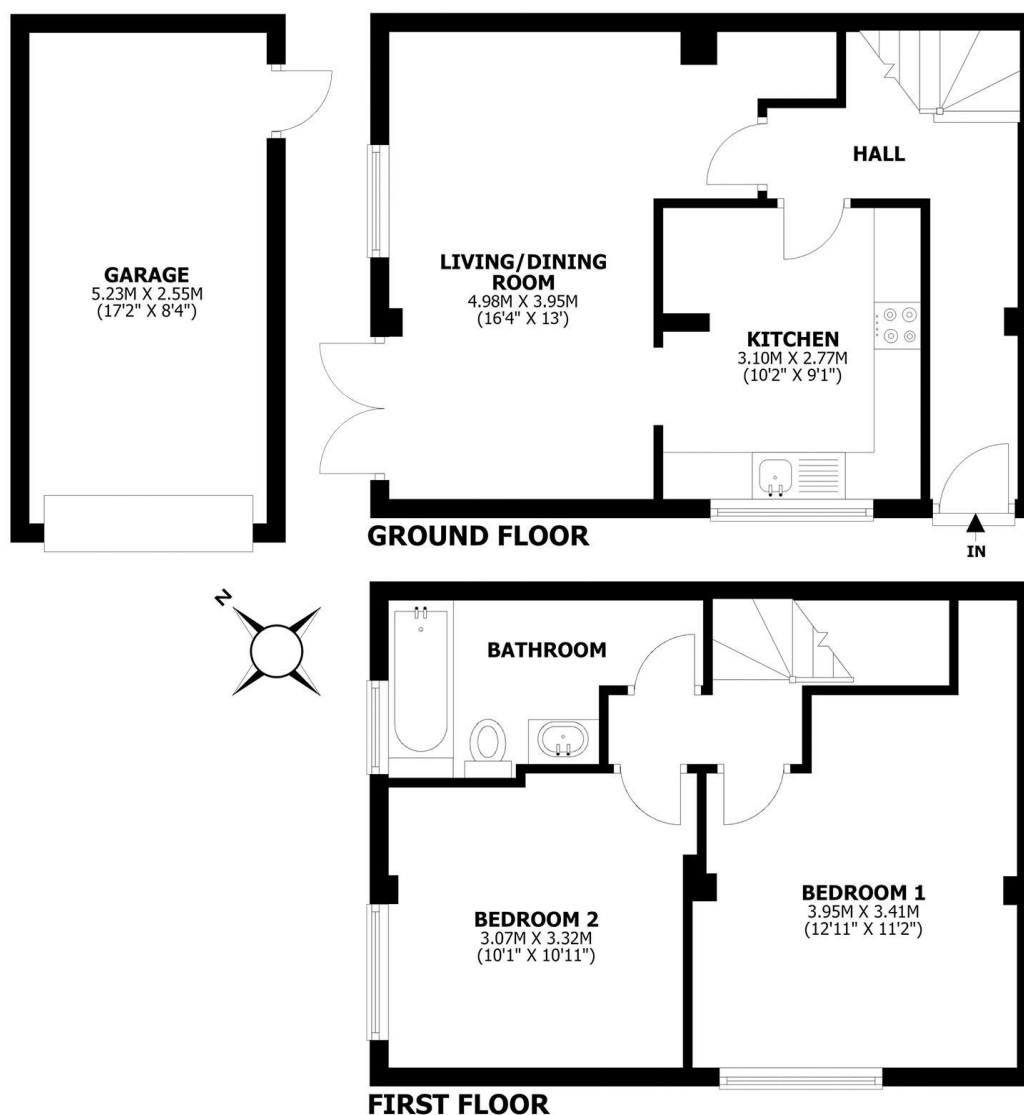


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Total internal area: approx. 80.5 sq. metres (867.1 sq. feet)

Main area: approx. 67.2 sq. metres (723.5 sq. feet)

Garage: approx. 13.3 sq. metres (143.6 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated. Outbuildings/separated garges etc are not shown in actual location/orientation.

Offered with no onward chain, this attractive two-bedroom semi-detached house forms the rear half of a house conversion and is set back from the road, offering a good degree of privacy. The property is freehold and offers well-proportioned accommodation throughout, with a lounge and dining area leading through to the garden, with double doors opening onto the patio and lawn. The kitchen is set off the main living space and provides plenty of storage and useful worktop space. Upstairs, there are two good-sized bedrooms along with a family bathroom, which has a shower over the bath and a window providing natural ventilation.

Outside, the garden is mainly laid to patio with a small lawned area, with double doors opening directly from the living room. There is also side door access from the garden into the garage, providing useful additional storage and parking. The location is excellent for enjoying the River Thames, while popular local schools including Grovelands and Heathside are also within easy reach. Walton High Street is just half a mile away, offering a wide range of shops, supermarkets, cafés and eateries, with the Xcel Leisure Centre and sports hub also close by.

An attractive freehold home in a convenient location. EPC Rating TBC



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.