

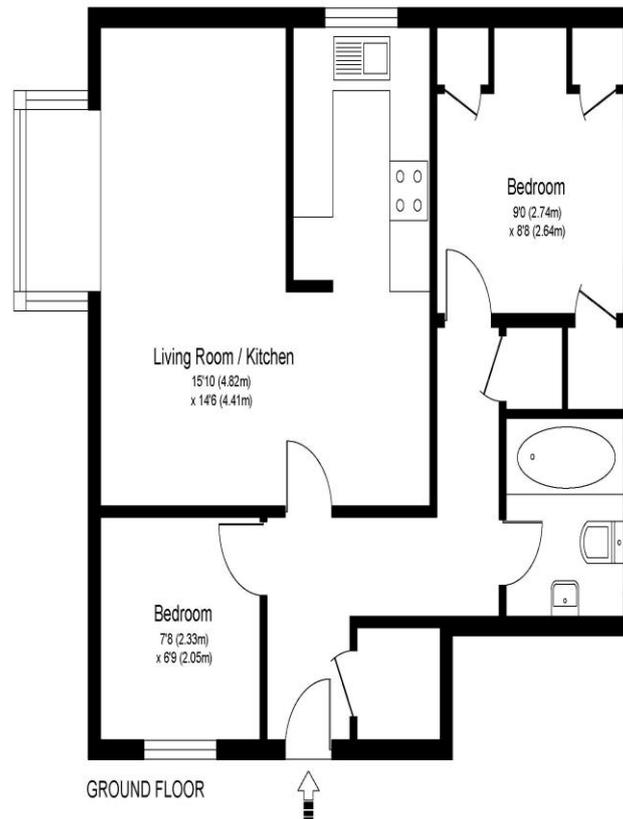


24 Sullivans Reach Walton On Thames Surrey KT12 2QB

£1500pcm + Initial deposit



SULLIVANS REACH KT12



Approximate Gross Internal Floor Area: 45 m sq / 488 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 ground floor two-bedroom maisonette superbly located by the River Thames, an ideal spot for the town centre amenities, also providing two off-street parking spaces. Internally this is a compact but lovely home giving a fresh neutral feel throughout. There are two bedrooms, both with storage facilities. The kitchen and living room are within the same space but cleverly divided giving the best of both worlds, the kitchen feels sizeable and offers plenty of work surface and cupboard space. The living room has plenty of windows giving lots of natural light and you have a great position looking out to the front across the park and down towards the River Thames. Externally you have allocated parking for two cars and an external store cupboard by the front door. An idyllic location across the street from the park and open green space that leads down to the River Thames towpath. Just moments from the popular Riverhouse Barn and within proximity of the town centre amenities such as the M&S Foodhall and a great choice of coffee shops and restaurants. There is also a good selection of Riverside pubs on this stretch of towpath, and this is a great spot for Walkers, runners, cyclists etc. Available unfurnished from 13th May 2026. 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.