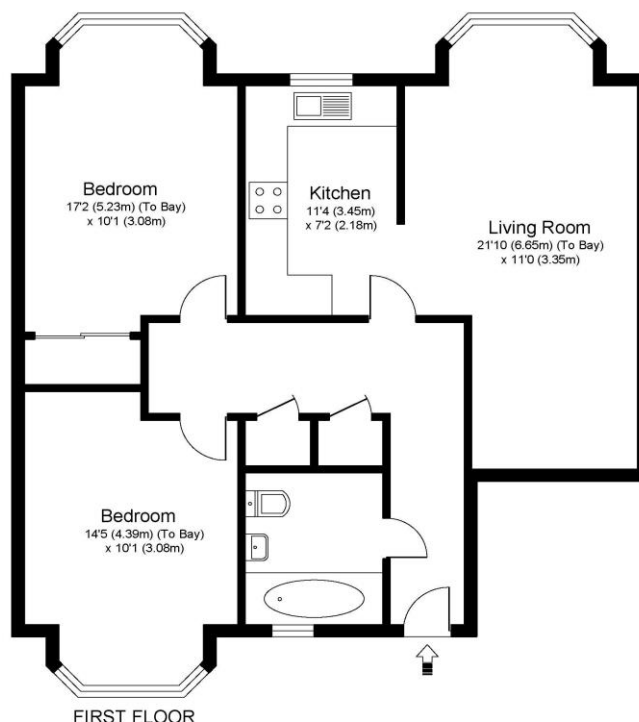




Flat 4, 48 Trenchard Close, Hersham, Walton-On-Thames, Surrey, KT12 5BG

£350,000





Approximate Gross Internal Floor Area: 73 m sq / 785 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.

Offered for sale with no onward chain, this beautiful modern two-bedroom flat was built in 2013 by the highly regarded Shanly Homes and is located on the first floor of a well-maintained development. The flat has a private feel upon entry, benefiting from its own entrance lobby which leads into a layout that is both practical and spacious. There are some attractive features throughout, including bay windows in both bedrooms and the living room, which enhance the sense of space and natural light. The living room is a bright and welcoming area, well arranged to accommodate both lounge and dining spaces. The kitchen is positioned just off the living room, keeping it slightly separate while still feeling sociable. It has a contemporary finish with white high-gloss Manhattan units and gloss black composite work surfaces with a range of integrated appliances including washer/dryer, fridge/freezer, electric oven, gas hob & extractor hood. Both bedrooms are generous double rooms, with the main bedroom benefiting from a built-in wardrobe. The bathroom has a quality, modern feel with stylish fittings, a shower over the bath with full height ceramic tiling, chrome heated towel rail, ceiling extractor fan plus window providing natural light and ventilation. Additional benefits of the flat include gas central heating with independent heating controls for bedrooms & living areas to give energy savings, two good-sized hallway storage cupboards, double glazed windows, and carpeting throughout. Numerous electrical sockets are provided throughout including Sky Plus outlets & telephone points to the master bedroom & living room plus mains operated smoke & CO alarms. The property also benefits from affordable monthly service charges, a secure entry system, a communal bike store, and allocated parking, with additional street parking available for guests. This exclusive development of 9 flats is set in a fantastic location that is both quiet and convenient. Hersham Village is nearby and offers a variety of amenities including Waitrose, Lidl, Costa Coffee and a Post Office, along with other local shops and eateries. There is also a doctor's surgery and several popular local schools within easy reach. The Village Green provides a pleasant space to relax, while Walton-on-Thames mainline station is within walking distance, offering direct trains to London Waterloo, including a fast service of approximately 26 minutes. The property also benefits from excellent access to the A3 and M25, as well as popular bus routes and convenient travel to both Heathrow and Gatwick airports. EPC Rating B.



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.