

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>71</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## French Garden, Field Common Lane, Walton-On-Thames, KT12 3QH



### £185,000 Leasehold - Share of Freehold

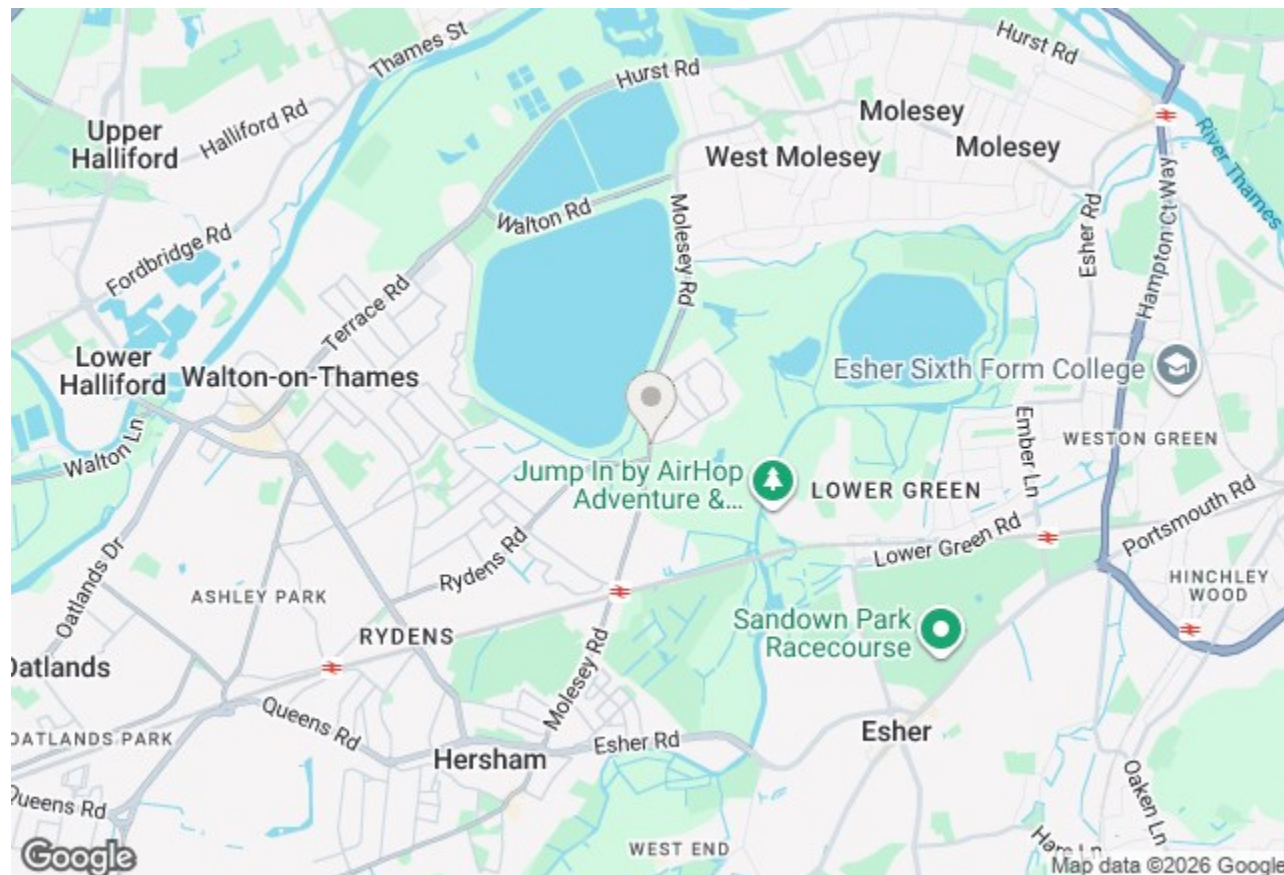
#### PRIVATE REAR GARDEN!

Nestled in the charming area of Walton-On-Thames, this delightful ground floor flat on Field Common Lane presents an excellent opportunity for both first-time buyers and investors alike. Boasting one spacious bedroom and a well-appointed bathroom, this purpose-built flat offers a comfortable living space that is both practical and inviting.

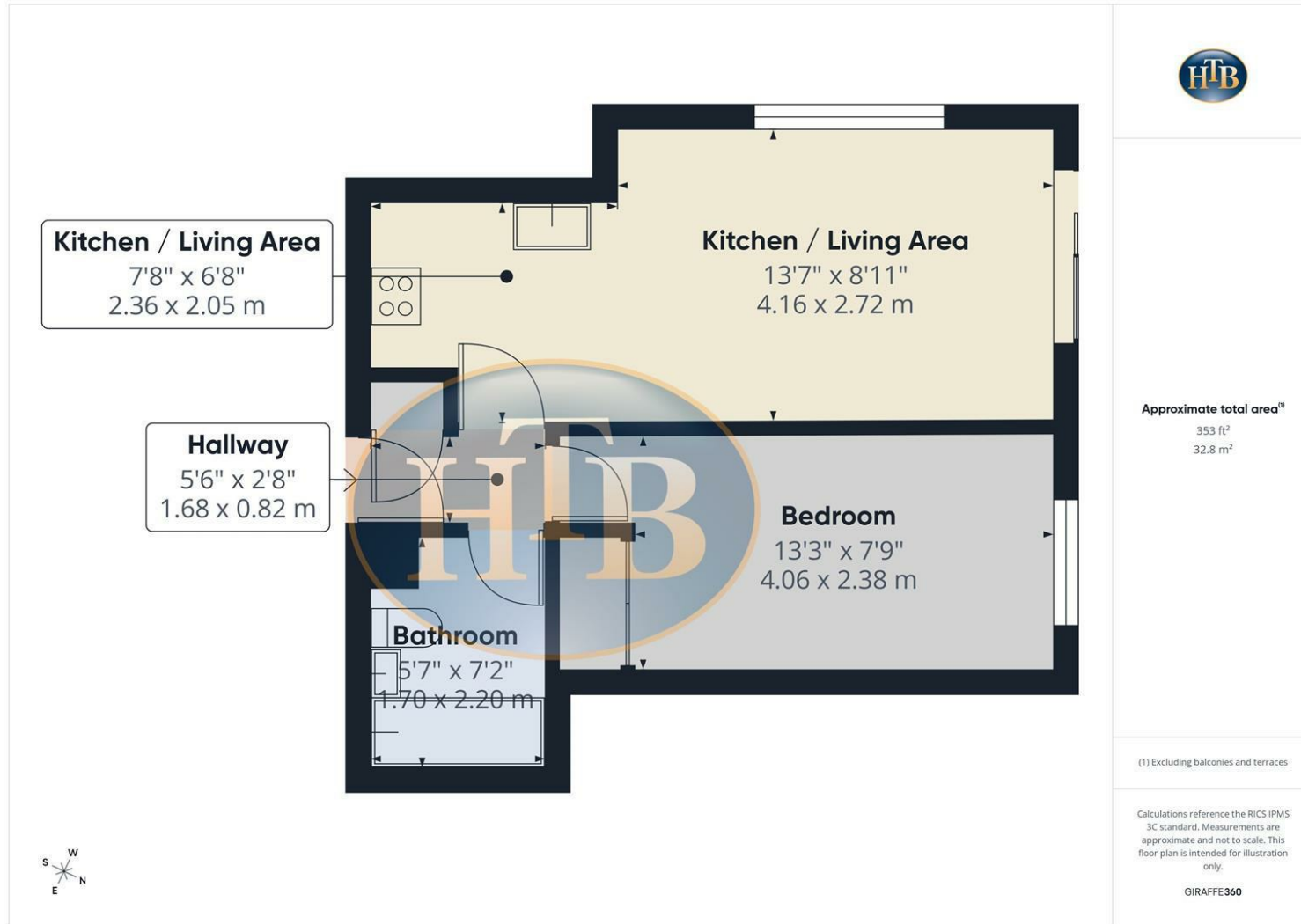
The open plan kitchen and living room create a seamless flow, perfect for modern living and entertaining. Natural light floods the area, enhancing the warm and welcoming atmosphere. The property also features its own private garden, providing a lovely outdoor space to relax and enjoy the fresh air.

While the flat is in need of some cosmetic improvements, it represents exceptional value for those looking to personalise their new home. With no onward chain, you can move in without delay and start making it your own. Additionally, off-street parking to the rear adds to the convenience of this property.

This flat is ideally situated, offering easy access to local amenities and transport links, making it a perfect base for exploring the surrounding area. Whether you are looking to invest or find your first home, this property is a fantastic choice that combines comfort, potential, and a prime location. Don't miss the chance to view this gem in Walton-On-Thames.



# Field Common Lane, Walton-On-Thames, KT12 3QH



- PRIVATE REAR GARDEN WITH DIRECT ACCESS FROM LIVING ROOM
- IN NEED OF SOME WORK BUT EXCEPTIONAL VALUE
- GOOD SIZE DOUBLE BEDROOM
- WALKING DISTANCE TO HERSHAM MAINLINE STATION
- OVER 900 YEARS REMAINING ON LEASE
- NO ONWARD CHAIN
- OPEN PLAN LIVING/KITCHEN
- OFF STREET PARKING TO REAR
- GROUND FLOOR
- MUST BE SEEN