JAMES NEAVE
THE ESTATE AGENTS

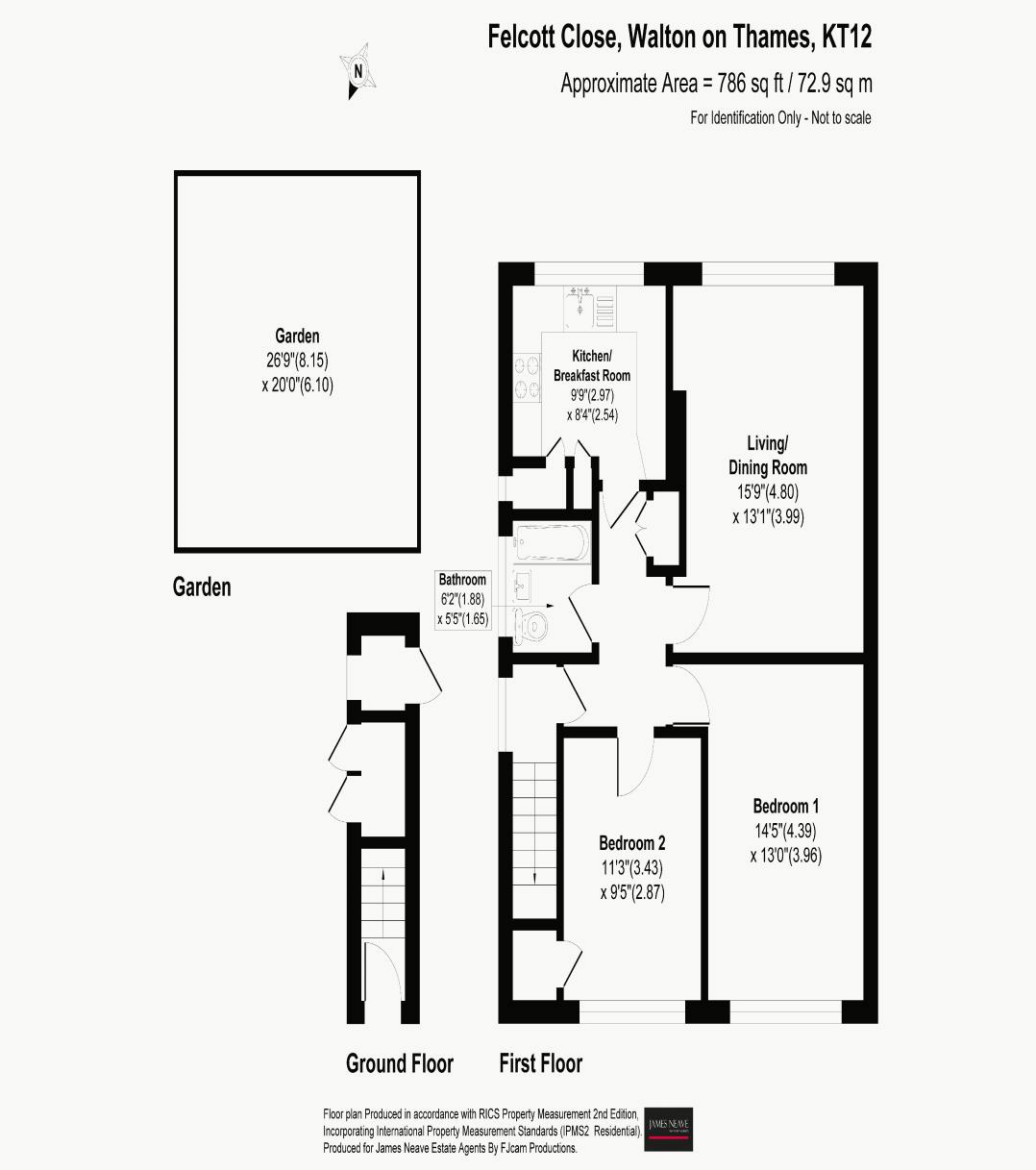


11 Felcott Close Hersham Walton-On-Thames Surrey KT12 5NT

£340,000







Nestled within a quiet, hidden-away cul-de-sac in Hersham, Walton on Thames, this well presented two-double-bedroom first-floor maisonette offers an exceptional opportunity for buyers seeking generous living space with the benefit of no onward chain. The property combines modern comfort with superb convenience, boasting an impressive lease length exceeding 120 years alongside a minimal ground rent and no service charges. Inside, the home feels bright and remarkably spacious throughout. A welcoming entrance hallway provides further space and access to useful loft space for extra storage needs. The layout keeps the living and kitchen areas distinct. The separate, comfortable living room serves as a peaceful retreat, while both bedrooms are genuine doubles, offering flexibility for growing families, guests, or home office space. The home is double-glazed throughout and equipped with electric heating. Outside, the property truly sets itself apart with a generous private rear garden. Mostly laid to lawn and complete with a handy garden shed, it provides a lovely, usable green space perfect for outdoor relaxation and summer dining. Residents also benefit from controlled on-street permit parking. Located within easy walking distance of Walton-on-Thames mainline railway station and the excellent amenities at The Halfway, including a Tesco Express, this property seamlessly balances tucked-away tranquillity with easy access to transport links and local shops. EPC Rating E.













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.