

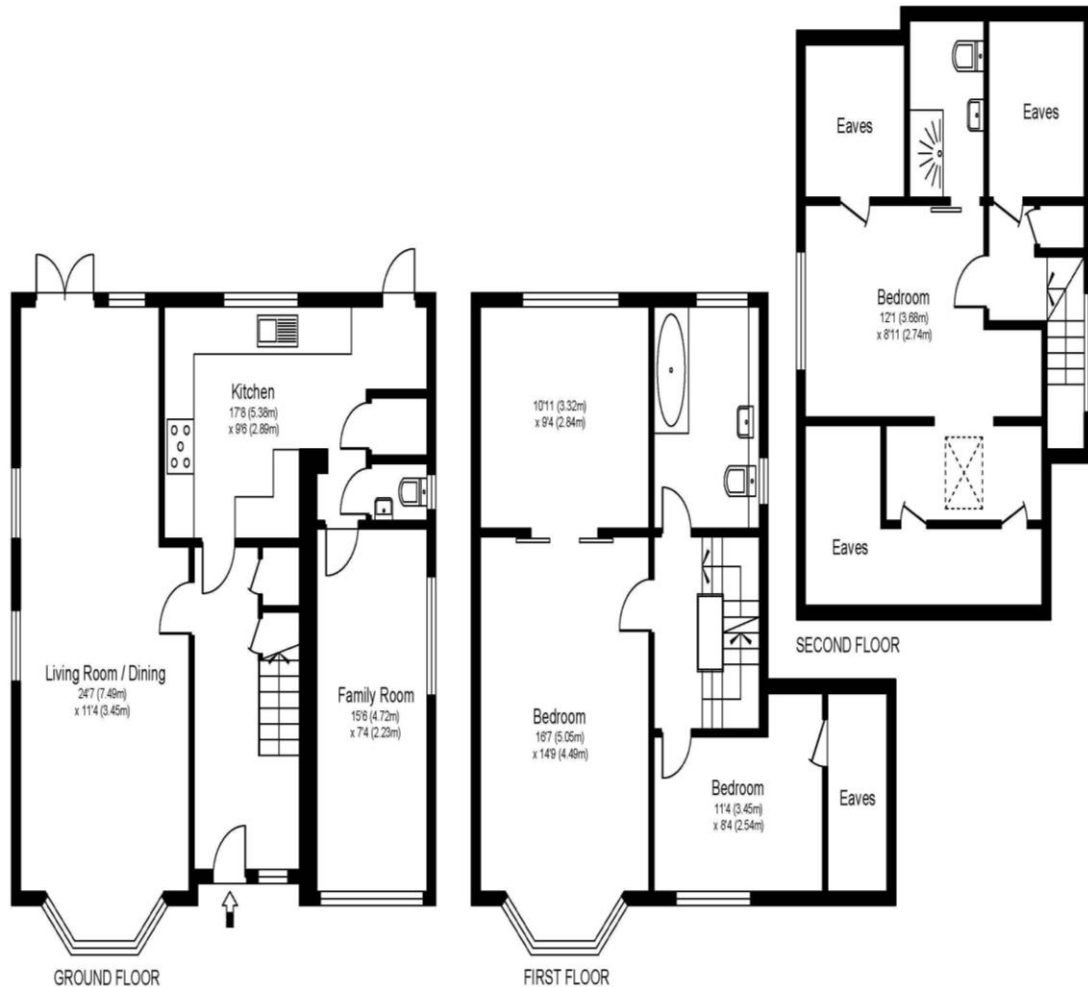


38 Wolsey Drive, Walton-On-Thames, Surrey, KT12 3BA

£3250pcm + Initial deposit



WOLSEY DRIVE, WALTON ON THAMES, KT12



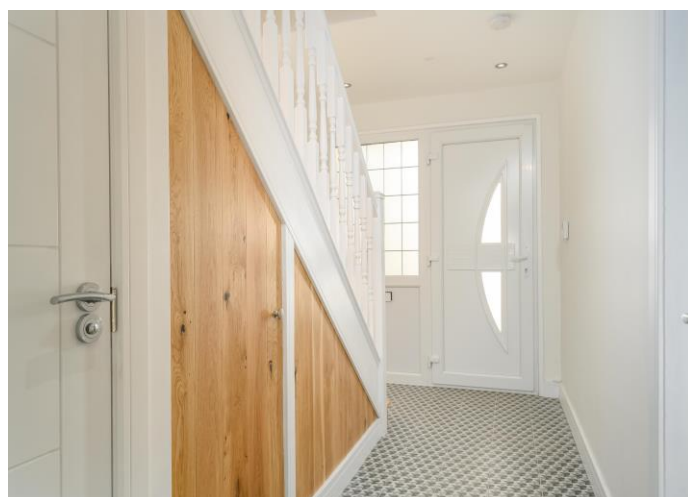
Approximate Gross Internal Floor Area: 129 m sq / 1390 sq ft

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 recently extended and modernised three/four-bedroom detached home arranged over three floors, offering spacious accommodation and a stylish, neutral finish throughout. The ground floor comprises two reception rooms and a separate kitchen, while the upper floors provide three well-proportioned bedrooms. Adjoining the principal bedroom is an additional versatile space which could easily serve as a fourth bedroom, dressing room, or home office.

There are two bathrooms, positioned across the upper floors, along with a convenient downstairs cloakroom. The family bathroom on the middle floor features a luxurious high-tech bath and shower combination, creating a contemporary hotel-style feel. The property has been thoughtfully finished to a high standard throughout. Externally, there is off-street parking and generous gardens to the side and rear. An EV charging point is also due to be installed. Ideally situated within this popular residential area, the property is conveniently located close to the train station and local amenities, including Tesco Express. Cardinal Newman Primary School is also nearby. Available unfurnished from 25th July. 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.