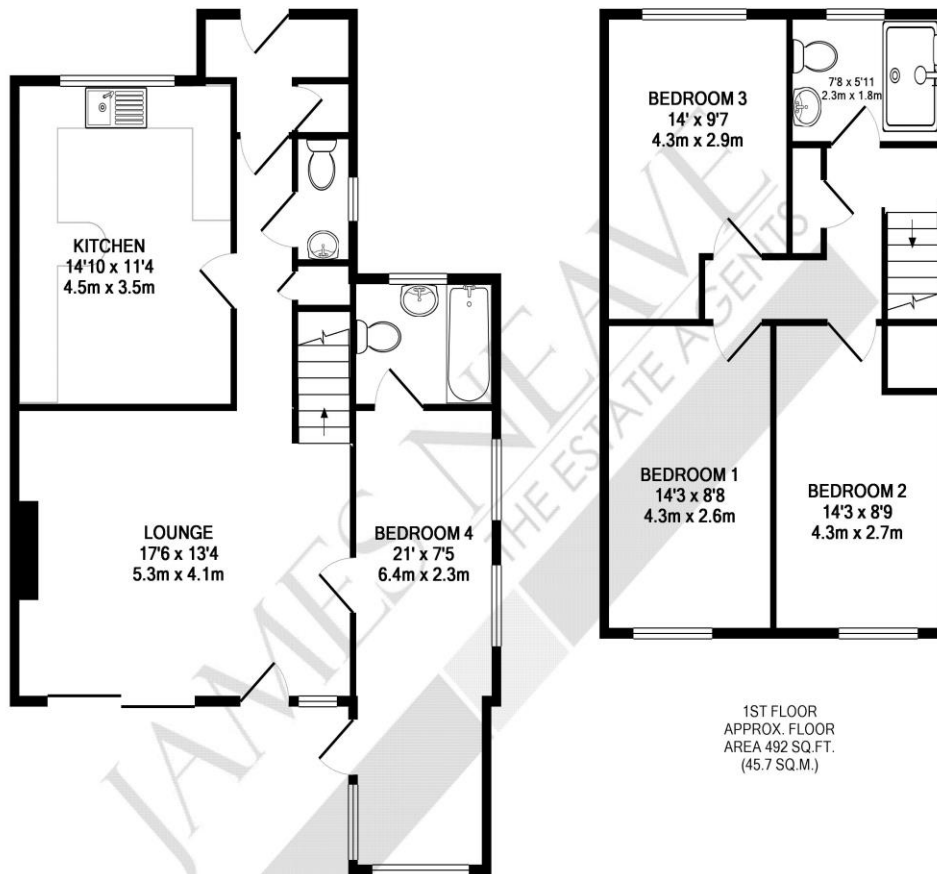




2 Inwood Court Rodney Road Walton-On-Thames Surrey KT12 3NF

£2250pcm + Initial deposit





1ST FLOOR
APPROX. FLOOR
AREA 492 SQ.FT.
(45.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 706 SQ.FT.
(65.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1198 SQ.FT. (111.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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We are pleased to offer this spacious, detached family home. The property boasts three double bedrooms, two bathrooms, a large kitchen/breakfast room, light and airy lounge and converted garage. Downstairs offers a cloakroom, a very generously sized annex, ideal for use as an extra reception room or extra bedroom and a porch. Externally there is driveway parking for multiple cars and a delightful, well-proportioned family garden to the rear of the property. This house is located within a quiet cul-de-sac, with easy access to Walton town centre with its vast array of amenities including The Heart shopping centre, cinema, well known restaurants, and the river Thames with its riverside pubs. Unfurnished and available

7th June 2024. EPC Rating D.



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.