

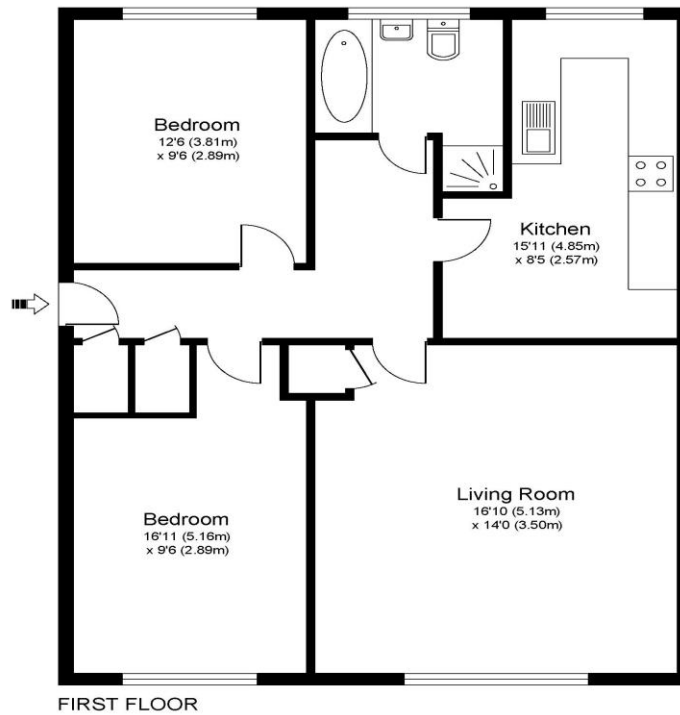


Byron Close, Walton-On-Thames, KT12 3RN

Offers in Excess of £275,000

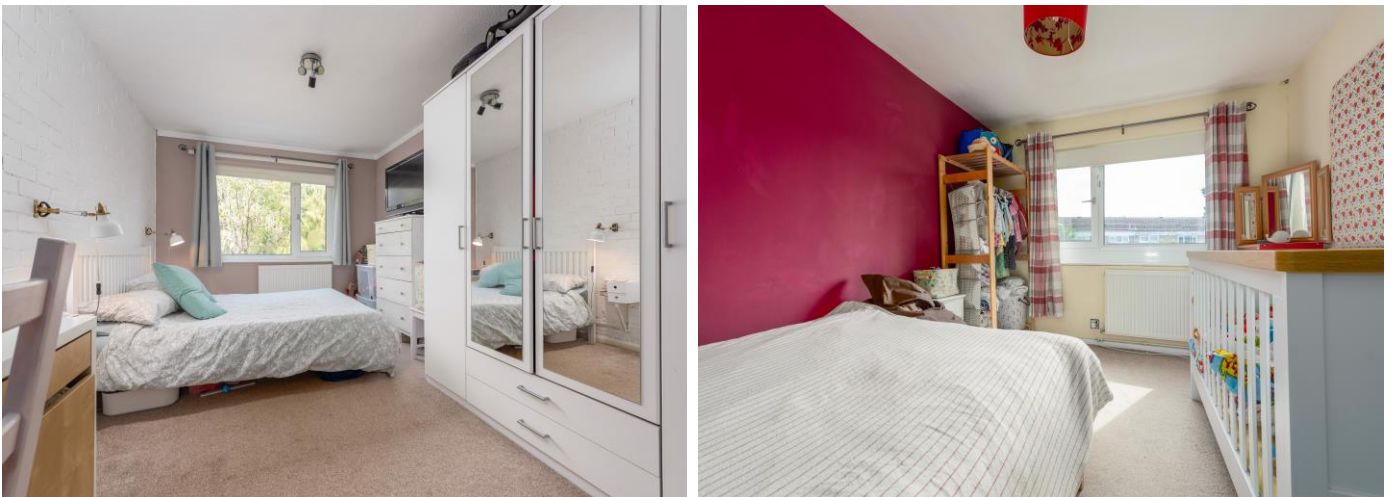
A spacious two double bedroom apartment measuring approx. 775sqft and offering plenty of storage space. The property offers a very sizable lounge and two double bedrooms. The bathroom contains a bathtub and a walk-in shower cubicle. There is double glazing and gas central heating. There is an external shed, residents parking and a communal garden to the rear. Located on the outskirts of Walton-on-Thames within 1 mile approx. of Hersham train station which is on the mainline to London Waterloo. There are great road links from this end of town up through Molesey and Hampton Court or alternatively through Esher to the A3. EPC Rating B.

BYRON CLOSE KT12



Approximate Gross Internal Floor Area: 74 m sq / 795 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.



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.