



Sunbury Lane, Walton-On-Thames, KT12 2HU

£525,000



SUNBURY LANE KT12



Approximate Gross Internal Floor Area: 112 m sq / 1206 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 lovely three-bedroom character home well-presented, and superbly located for families.

This home has a lovely feel to it and is set across three floors, giving plenty of accommodation. The living space is open-plan and has two distinct areas giving a living room and dining/family space. The kitchen is to the rear and looks out onto the low maintenance rear garden. There is also a utility area and downstairs cloakroom. On the first floor there are two bedrooms, including the spacious master room and a lovely big family bathroom. Up on the second floor is a further bedroom, with an en-suite toilet, ideal for children or teenagers. Located in a great residential spot within close proximity to the town centre and just moments from the River Thames. The popular Excel Leisure centre is not far away and there is a good selection of local schools including the Ashley Church of England Primary and Grovelands. 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.