

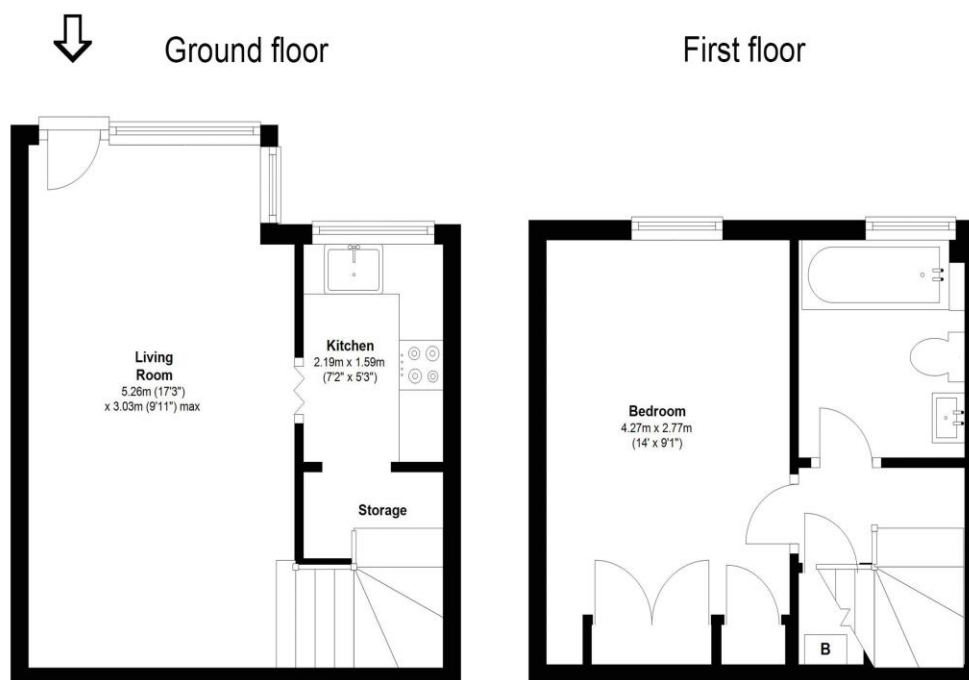


**4 Weylands Close Walton-On-Thames KT12 3RP**

**£265,000**



Approximate gross internal floor area 43 Sq M 461 Sq Ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

For sale with no onward chain, a modern one-bedroom freehold house with small garden space and access to larger communal gardens. Benefiting from one allocated parking space. Internally this is a good home, the bedroom is a double room with built in wardrobes and a nice outlook to the rear of the development. The kitchen is offset from the living space and benefits from additional space under the stairs for additional storage. There is gas central heating. Externally you have a small front garden and then access to larger communal garden. There is also a residents car park to the rear where you have your own allocated space. There are also visitor spaces which you can apply for permits for. Well located in this pretty position facing greenbelt land. Hersham Train Station is under 1 mile away and is on the mainline to London Waterloo. There is a handy Tesco express not far away on the Molesey Road. 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.