



38 Shaw Drive Walton-On-Thames Surrey KT12 2LS

£1850pcm + Initial Deposit



SHAW DRIVE KT12



Approximate Gross Internal Floor Area: 67 m sq / 721 sq ft

Garage Room: 14 m sq / 154 sq ft

Total Area : 81 m sq / 875 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 pretty three-bedroom semi-detached home with garage and driveway parking. Internally this is a nice modern home all well presented with a neutral tone. There are three bedrooms and a family bathroom on the first floor and the ground floor is made up of your living space and kitchen. There are two reception areas with a lounge and dining set up. Externally you have a low maintenance rear garden with patio and Astro turf. You have a garage on the side of the house and driveway parking giving off-street parking. Situated within Walton-on-Thames in this popular residential area. This end of town is popular for families with the River Thames and Xcel Leisure centre not far away. Available unfurnished and from the 20th March 2024. 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.