

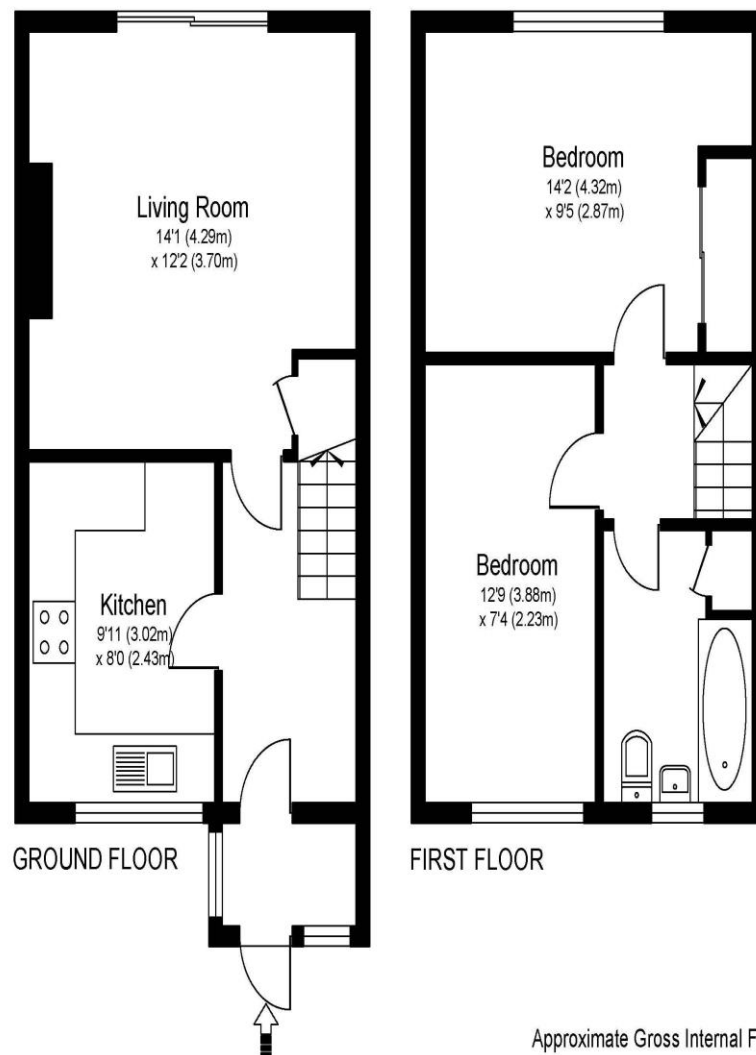


**8 Wilton Gardens, Walton-On-Thames, Surrey, KT12 3BD**

**£395,000**



## WILTON GARDENS, WALTON ON THAMES, KT12



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.

Offered with no onward chain and located in a quiet cul-de-sac, this two-bedroom terraced house is presented in good order and benefits from off-street parking and a garage. The kitchen is to the front of the property, with a rear living room featuring sliding doors opening onto the garden. There is wood flooring throughout the ground floor. Upstairs are two double bedrooms and a bathroom with a shower over the bath. The rear garden is mainly laid to patio for ease of maintenance, and there is a driveway to the front. The garage is situated in a nearby block. The property is well located for access to both Walton and Hersham mainline stations, as well as popular local schools. 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.