

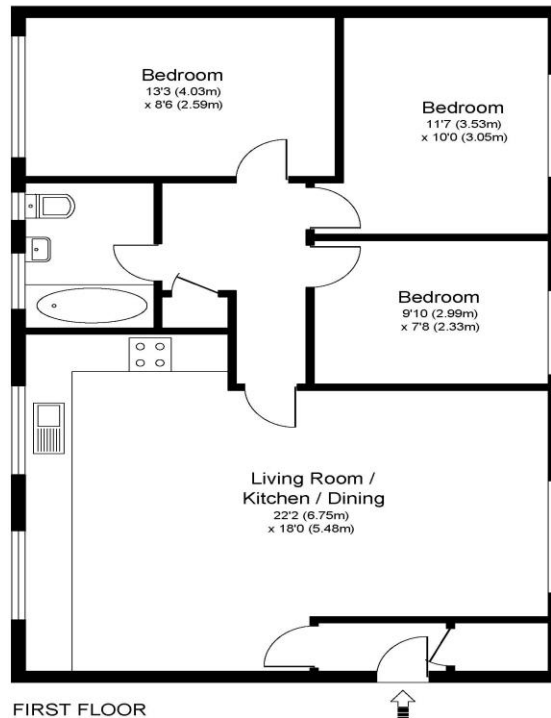


**3 Mellor Close Walton-On-Thames Surrey KT12 3RX**

**£320,000**



## MELLOR CLOSE KT12



Approximate Gross Internal Floor Area: 70 m sq / 755 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.

For sale with no onward chain, a superb opportunity to acquire a well-presented, spacious, three-bedroom first-floor flat, nestled within a quiet residential location in Walton on Thames. Offering a comfortable and modern living environment, this property is an excellent choice for first-time buyers, downsizers, or investors. A major benefit of this flat is its top-floor position, meaning no one is living above you, ensuring a quieter and more private living experience. The accommodation is designed for contemporary life, featuring a large living space that is open plan to the kitchen, creating a fantastic social hub for entertaining and daily life. All three of the bedrooms are a good usable size, providing flexibility for families, guests, or a home office setup. Further benefits include modern comforts such as double glazing and gas central heating throughout. Residents can enjoy access to communal gardens, providing a pleasant outdoor area. The property also benefits from residents parking. Situated in Mellor Close which offers decent transport links. It is not far from Hersham station, which provides train services to London Waterloo. Additionally, the area is served by good bus routes, making commuting and local travel straightforward. 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.