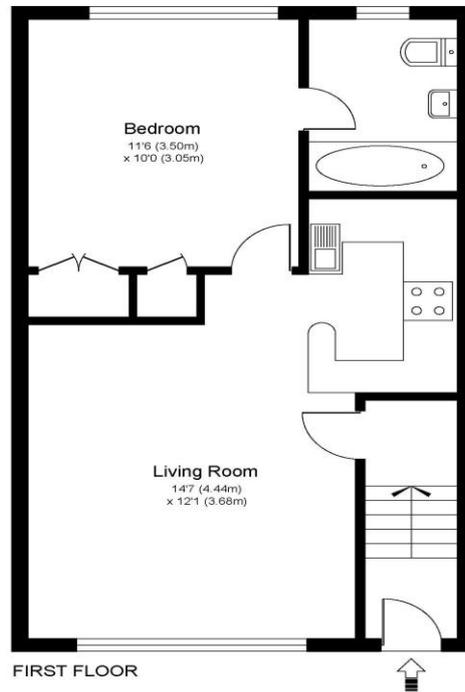




55 Willowhayne Drive Walton-On-Thames Surrey KT12 2NP

£175,000





Approximate Gross Internal Floor Area: 42 m sq / 455 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.

Positioned in a popular residential area of Walton-on-Thames, this one-bedroom first-floor maisonette represents an exceptional opportunity for those looking to secure a property with significant potential. Offered to the market with no onward chain, the home is a genuine "blank canvas" currently in need of modernisation and care. It serves as the perfect project for a first-time buyer wanting to design their own space from scratch, or for an investor looking to add value in a high-demand town centre location. The property benefits from its own private entrance, ensuring a sense of independence and privacy. The internal layout is well-proportioned, providing a solid foundation for a renovation. A notable and highly practical feature is the inclusion of a private garage located in a nearby block, offering invaluable extra storage or secure parking—a rare find at this competitive price point. Location is a standout feature of this property, as it is ideally situated for easy access to Walton-on-Thames town centre. Residents will enjoy being within proximity to the vibrant Heart Shopping Centre, an array of high-street brands, independent boutiques, and a diverse selection of cafes and restaurants. The nearby riverside walks and excellent local transport links further enhance the lifestyle appeal of this location. With its attractive price and no chain status, this is a fantastic prospect for anyone ready to put their own stamp on a home. EPC Rating E.



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.