



**55 York Gardens, Walton-On-Thames, Surrey, KT12 3EW**

**£675,000**



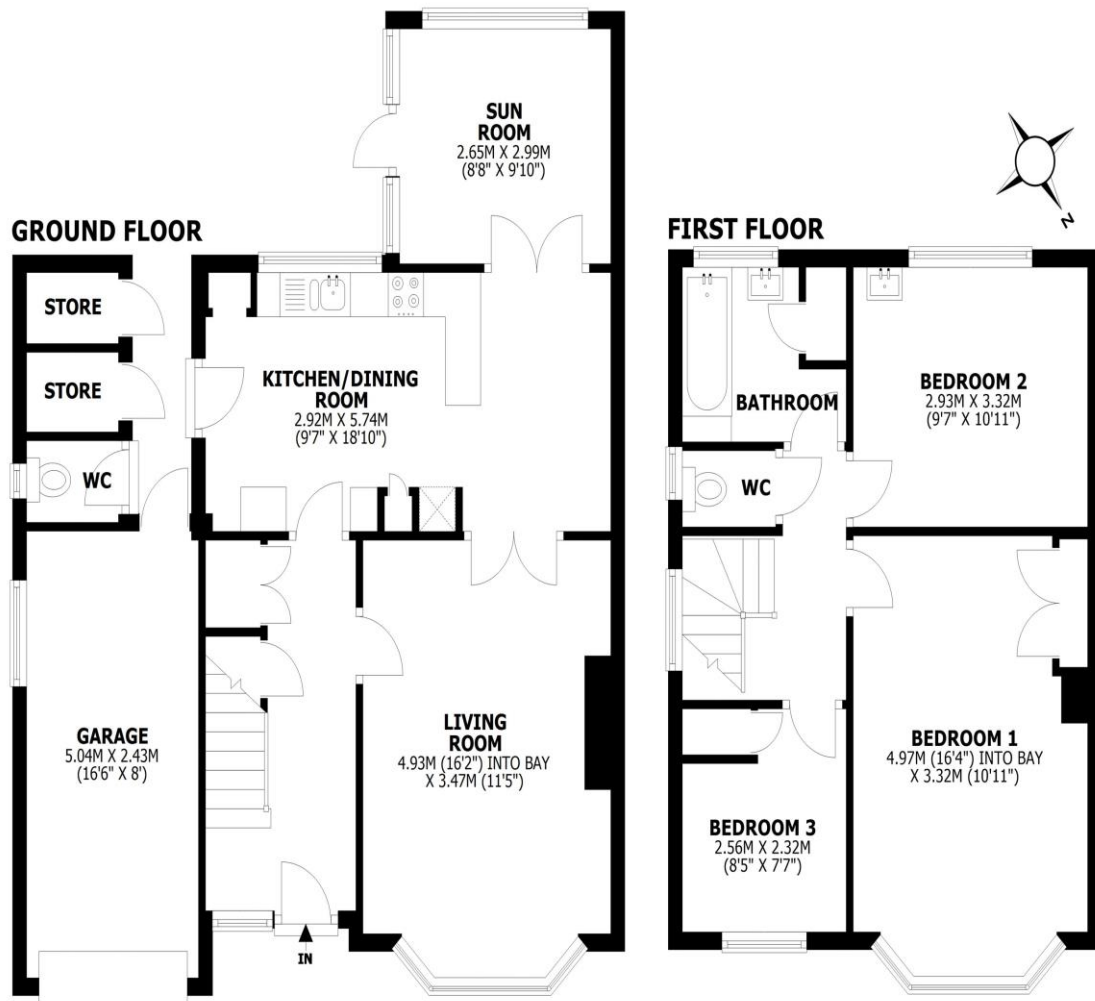


## York Gardens, Walton-on-Thames, KT12

Total internal area: approx. 110.3 sq. metres (1186.5 sq. feet)

Main area: approx. 94.2 sq. metres (1013.6 sq. feet)

Garage/outbuildings: approx. 16.1 sq. metres (172.9 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Offered for sale with no onward chain, this superb three-bedroom semi-detached home presents an excellent opportunity for buyers to refurbish and extend, subject to the usual planning permissions. Situated on a quiet and popular residential road, the property benefits from off-street parking, a garage, and a south-west facing rear garden. The house has previously been extended to the rear, creating a separate dining room, and also features a front living room and a kitchen with space for a breakfast table. Upstairs, there are three bedrooms, a family bathroom, and a separate WC, while the ground floor also benefits from an additional WC and ample built-in storage cupboards. Ideally located close to popular local schools and within walking distance of Hersham mainline station, accessible via a convenient cut-through on Walton Park Lane, with its fast direct trains to London Waterloo. EPC 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.