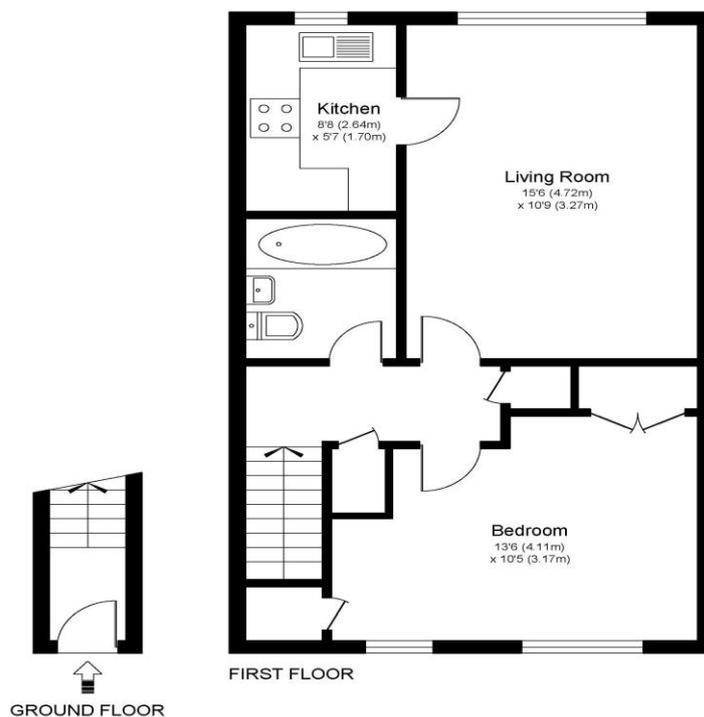




72 Walton Park Walton-On-Thames Surrey KT12 3EE

£185,000

WALTON PARK, KT12



Approximate Gross Internal Floor Area: 45 m sq / 485 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.

Situated in a highly sought-after residential pocket of Walton-on-Thames, this one-bedroom first-floor maisonette arrives on the market as an ideal prospect for those seeking a rewarding project. Offered with no onward chain, the property serves as a blank canvas, currently requiring a full program of modernisation and love. It represents a rare chance for a first-time buyer to create a bespoke home to their exact taste, or for an investor to add value in an excellent location. The accommodation is well-proportioned and benefits from its own private entrance, providing a sense of independence and privacy often missing from standard apartments. Adding further appeal is the inclusion of a private garage located in a nearby block, offering excellent storage solutions or secure parking—a significant advantage for a property at this price point. The location is arguably one of the home's strongest selling points. Commuters will find themselves perfectly placed within easy reach of Hersham Mainline Station, providing direct and frequent links into London Waterloo. For daily essentials, a Tesco Express is conveniently located nearby, while the wider amenities, riverside walks, and dining options of Walton-on-Thames are all just a short distance away. This is a standout opportunity to secure a property with potential in a well-connected area. Whether you are looking to take your first step onto the property ladder or seeking a high-potential flip, this is a must-see. 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.