



**48 Churchfield Road Walton-On-Thames Surrey KT12 2SY**

**£2650pcm + Initial deposit**



CHURCHFIELD ROAD, KT12



Approximate Gross Internal Floor Area: 97 m sq / 1040 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.

This charming three-bedroom terraced home offers a perfect blend of space and convenience in one of Walton-on-Thames' sought-after central locations. The ground floor features two reception rooms, providing versatile areas for both office space and a comfortable family lounge. To the rear, the property opens out onto a private garden which includes a usable outbuilding, ideal for additional storage or use as a garden retreat. The upper floor comprises three well-proportioned bedrooms and a modern family bathroom, while a practical downstairs cloakroom adds convenience for guests and busy households.

Situated on Churchfield Road, this home is perfectly positioned for those who want everything on their doorstep. The vibrant town centre is just a short walk away, offering a wide range of shopping, dining, and leisure facilities. Residents also benefit from excellent local transport links and proximity to the River Thames for weekend walks. Available Unfurnished from the 4th March 2026.





**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.