



40 Fisher Close, Hersham, Walton-On-Thames, Surrey, KT12 5PN

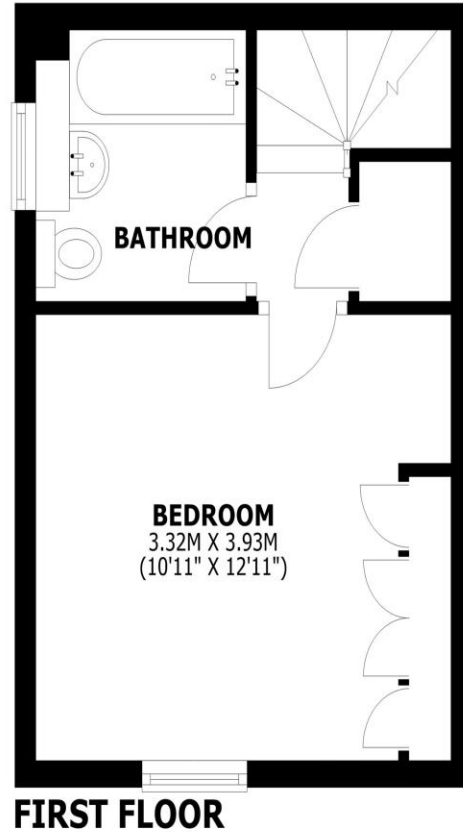
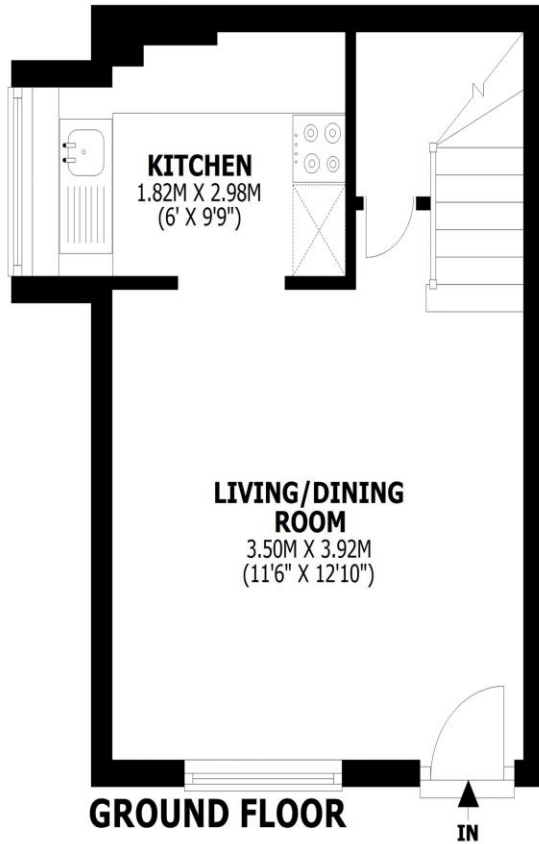
Guide Price £300,000





Fisher Close, Walton-on-Thames, KT12

Total area: approx. 43.7 sq. metres (470.7 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 with no onward chain, this one-bedroom freehold house is tucked away in a quiet cul-de-sac and ideally located within easy reach of Walton mainline station and the popular Halfway amenities. The property offers a traditional and practical layout, with a living room providing ample space for both lounge and dining areas. The fitted kitchen is set just off the living room. Upstairs, there is a good-sized double bedroom with fitted wardrobe, along with a bathroom. A partially boarded loft provides additional storage, as well as an understairs cupboard. The house is well maintained throughout, while also offering buyers the opportunity to modernise to their own taste. Further benefits include double glazing and electric heating. Externally, the property enjoys a small open garden area, an allocated parking space, and access to a shared brick storage shed. Walton mainline station is just a short walk away, offering fast and direct services to London Waterloo in approximately 26 minutes. The nearby Halfway shops include a Tesco Express alongside a selection of highly-regarded restaurants and takeaways. The property is conveniently positioned equidistant between Hersham Village and Walton town centre. 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.