

**JAMES NEAVE**  
THE ESTATE AGENTS

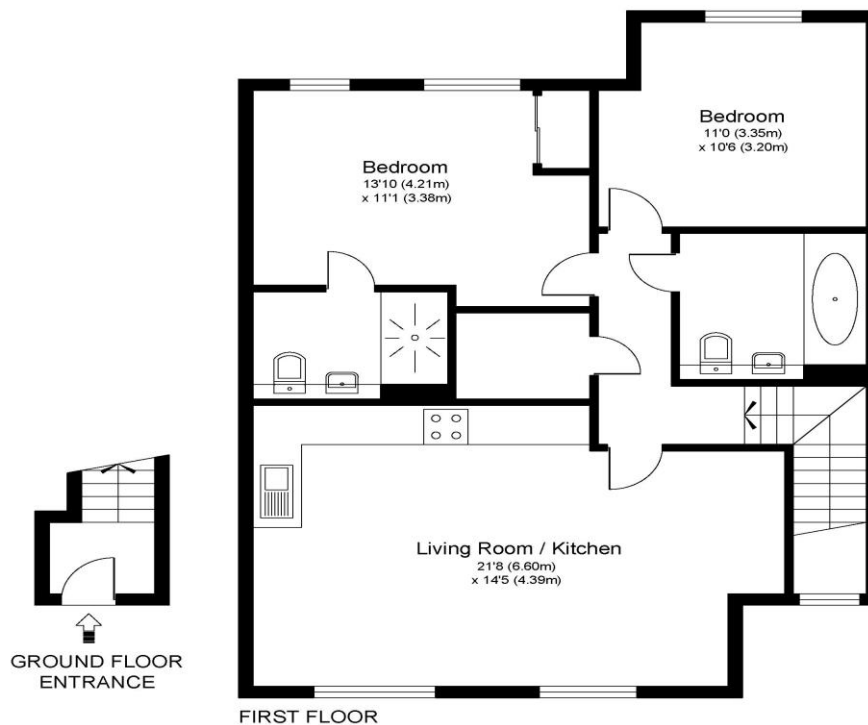


**14 Sherman Avenue Walton-On-Thames Surrey KT12 2FN**

**£430,000**



SHERMAN AVENUE KT12



Approximate Gross Internal Floor Area: 71 m sq / 760 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.

For sale with no onward chain, a nearly new two-bedroom, two-bathroom first floor maisonette situated in the Walton Park development built by Bellway Homes. Internally offering spacious accommodation and quality fittings throughout. The living room and kitchen is open plan and has a rear aspect with plenty of light. Both bedrooms are doubles with the main having fitted wardrobes and an en-suite shower room. There is also a family bathroom plus additional storage space within the hallway. There is an allocated parking space with further visitor spaces. There is also electric charging point within the development. The location feels quiet and secure and is located close to the River Thames and Xcel leisure centre. An ideal purchase for those needed safe and secure accommodation or even a buy to let investment. EPC Rating B.



**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.