

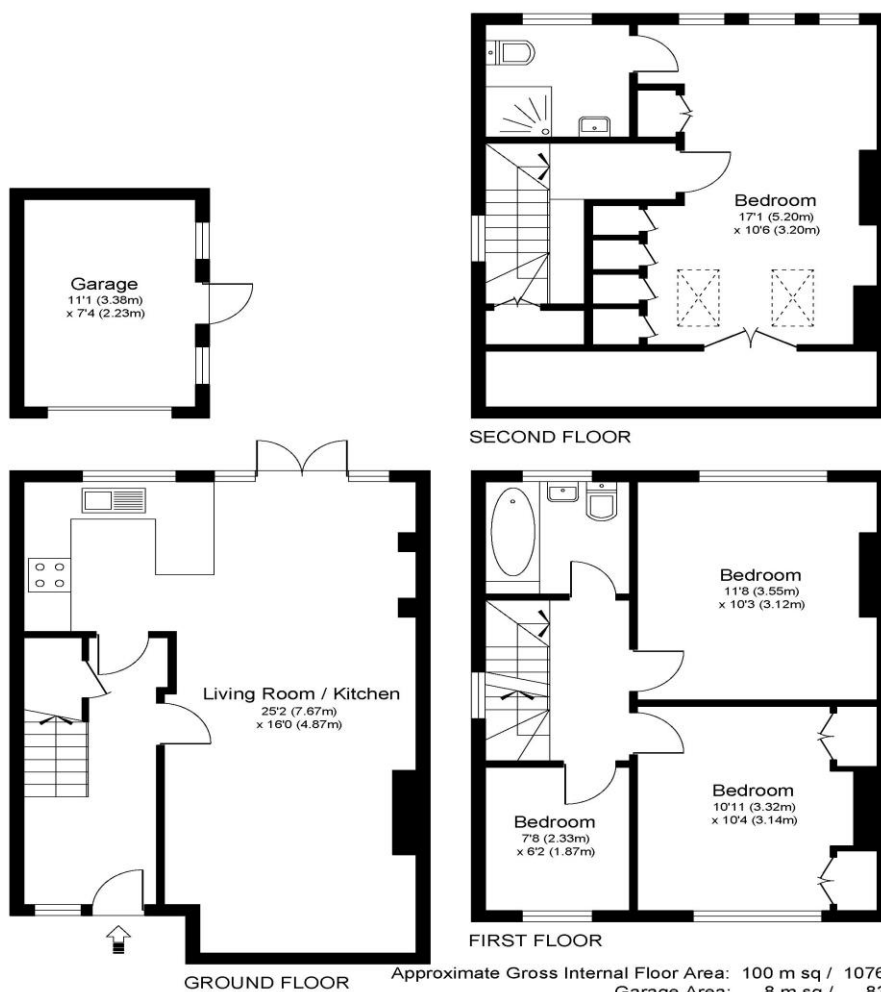


**12 Stuart Avenue Walton-On-Thames Surrey KT12 2AA**

**£2,500 pcm + Initial deposit**



# STUART AVENUE KT12



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.

LANDLORDS IDEALLY LOOKING FOR SHORTER TERM, SIX MONTHS LET, A four-bedroom, semi-detached home offering plenty of space having been extended into the roof and having been recently redecorated and updated. There is a good rear garden, garage and off-street parking. Internally this is a really good home with plenty of upstairs space, there are three double bedrooms and a fourth single room. The main bedroom is on the top floor and has built-in wardrobes plus an en-suite. There is a family bathroom on the first floor alongside the remaining three bedrooms. On the ground floor there is a modern kitchen offset, but open plan to the lounge/diner which opens onto the garden. There is double glazing and gas central heating. Externally there is a good size rear garden with decking and lawn, a rear garage, and to the front off-street parking. Located in a popular residential street within Walton-on-Thames, a good central spot for the train station, high street, schools and River Thames. Unfurnished. EPC Rating D. Available NOW.





**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.