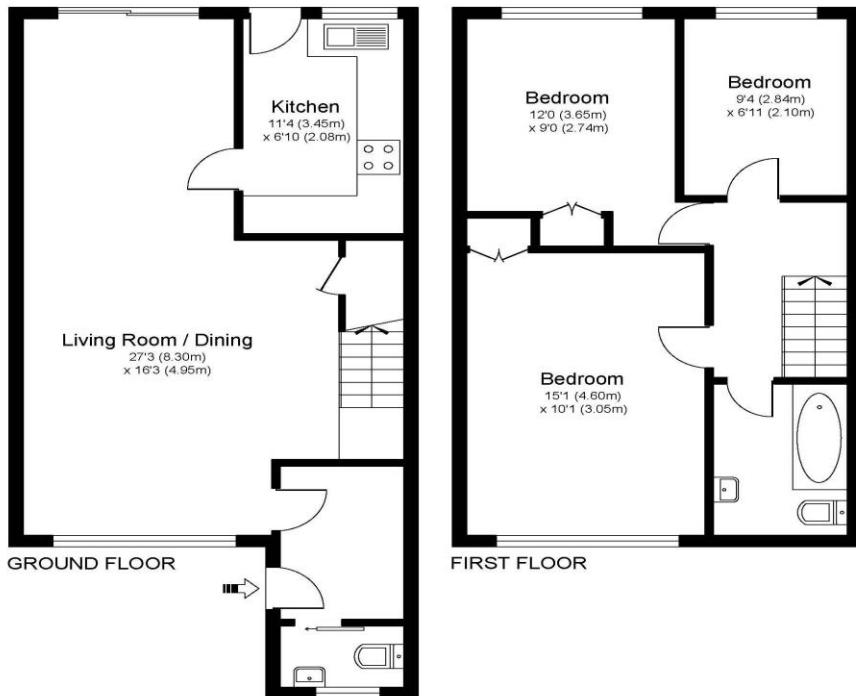




**8a Station Avenue Walton-On-Thames Surrey KT12 1PE**

**£2000pcm + Initial deposit**





Approximate Gross Internal Floor Area: 86 m sq / 922 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.

Available now, a three-bedroom house which is presented in fantastic condition throughout having been repainted and had new carpets laid. The house gets a lot of natural light and features a through lounge and dining room, a separate kitchen, a downstairs W.C, three good sized bedrooms and a bathroom with shower over bath. There is good storage space within the house, and it also benefits from double glazed windows and gas central heating. There is a sliding door that takes you out to the low-maintenance rear garden which has a brick-built storage shed. The location is close to Walton mainline station, with its quick direct train to London Waterloo, and the hallway shops and eateries. Offered to rent unfurnished, now. EPC Rating C.



**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.