

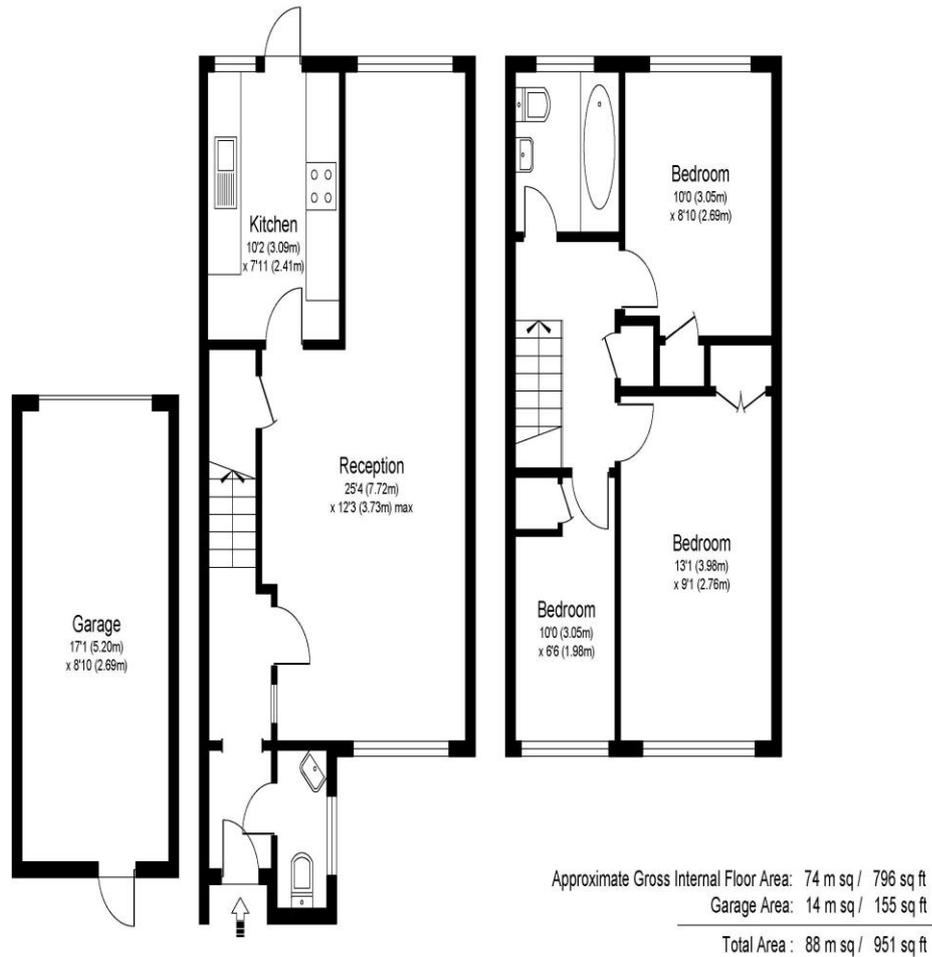


**10 Egmont Road Walton-On-Thames Surrey KT12 2NW**

**£2200pcm + Initial deposit**



EGMONT ROAD 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.

Modern Three-Bedroom Family Home in Central Walton-on-Thames Perfectly situated and well presented throughout, this three-bedroom terraced home offers a bright and modern living space designed for contemporary comfort. The accommodation is well-proportioned, featuring three bedrooms and a family bathroom on the first floor, complemented by a convenient cloakroom downstairs. For added practicality, the property includes double glazing, gas central heating, and a loft providing additional storage. The outdoor space is equally impressive, with a private rear garden that offers direct access to your own garage and off-street parking located behind the property. This is a fantastic opportunity for families, located in a prime residential area within easy reach of Walton-on-Thames high street amenities and highly regarded local schools, including the popular Grovelands Primary and the new Walton Heathside. Beyond the doorstep, you are ideally placed to enjoy the best of the local area. The scenic towpath walks along the River Thames are just a short distance away, and the Xcel Leisure Centre is easily accessible for a wide range of activities for all ages. This property is available immediately on an unfurnished basis with an EPC Rating D.



**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.