

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

4, Queens Road, Walton-On-Thames, KT12 5NE



£350,000 Leasehold

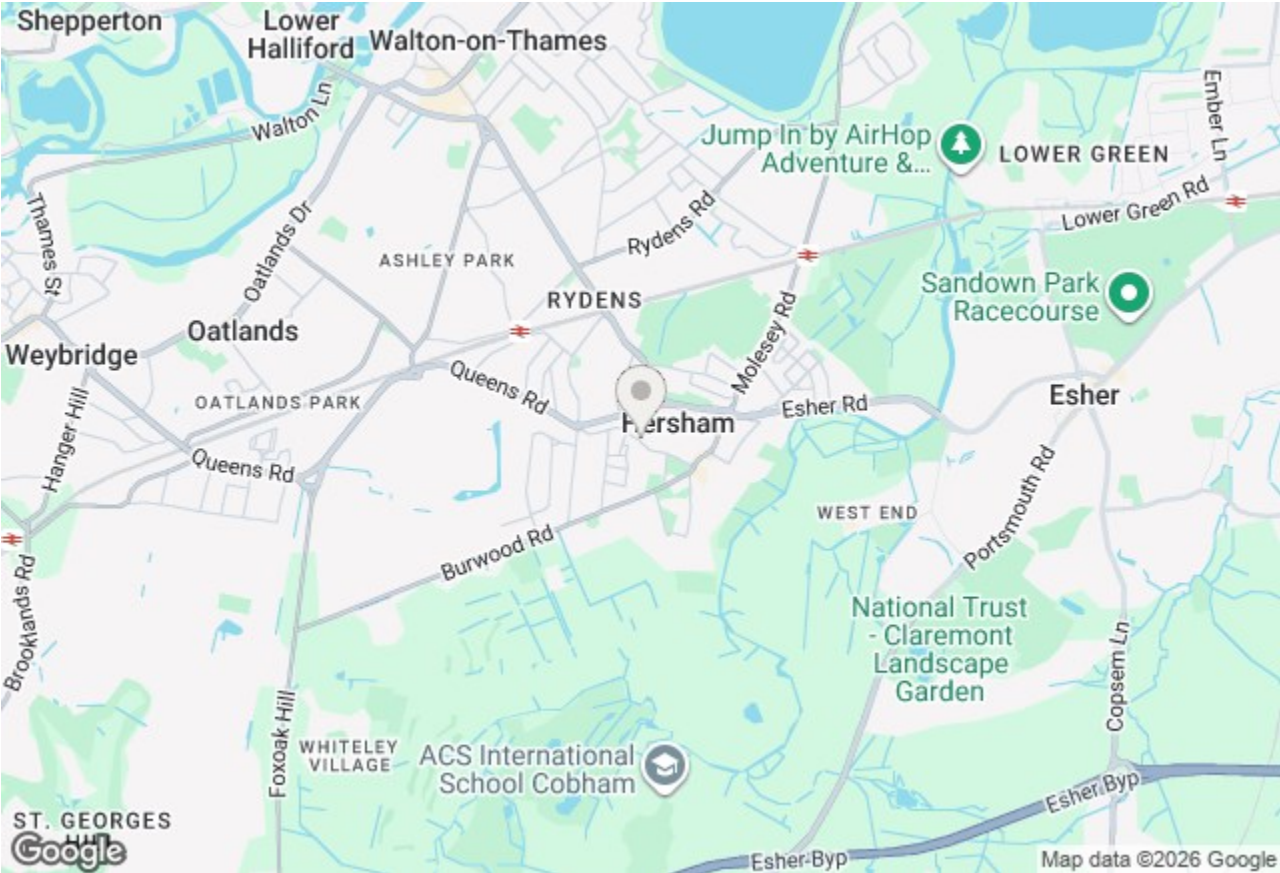
A well-presented two double bedroom first floor maisonette, ideally located in a popular residential area of Hersham.

The property benefits from its own private entrance and offers bright, well-proportioned accommodation throughout. There is a modern fitted kitchen with ample storage, a spacious living room, two generous double bedrooms, and a family bathroom.

Externally, the property enjoys a private garden and also comes with the added benefit of a garage and shed both with power, along with large driveway for residents parking.

Further advantages include no service charge and a long lease, making this an ideal purchase for first-time buyers, downsizers, or investors.

Situated at Weston Court, Queens Road, the property is conveniently located for Hersham Village, local amenities, and transport links.



INDEPENDENT ESTATE AGENTS

www.htbproperty.com

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Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

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Queens Road, Walton-On-Thames, KT12 5NE



- TWO DOUBLE BEDROOMS
 - PRIVATE GARDEN
 - LONG LEASE
 - SHORT WALK TO HERSHAM VILLAGE
 - RESIDENTS PARKING
- MODERN FITTED KITCHEN
 - GARAGE
 - NO SERVICE CHARGES
 - SHORT WALK TO WALTON STATION
 - GOOD SIZE LIVING ROOM