

## 55, Manor Road, Walton-On-Thames, KT12 2DL

| 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 <sub>2</sub> ) Rating                  |                         |                                                                                     |
|-----------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                                                 | Current                 | Potential                                                                           |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |                                                                                     |
| England & Wales                                                 | EU Directive 2002/91/EC |  |



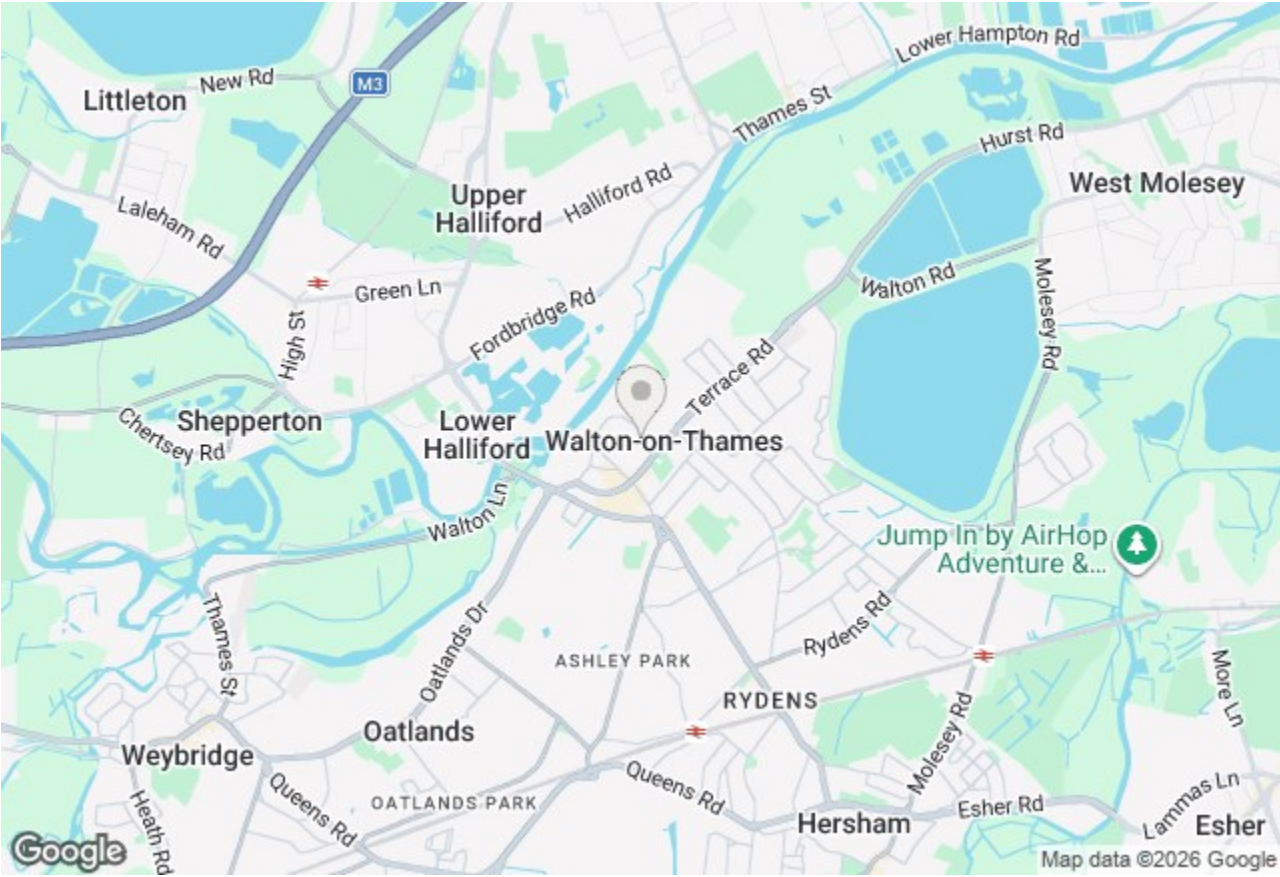
### £315,000 Leasehold

Quietly positioned in the charming area of Walton-On-Thames, this delightful ground floor maisonette in Thames Walk offers a perfect blend of comfort and convenience. The property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that serves as a versatile lounge and dining area, perfect for entertaining guests or enjoying quiet evenings at home. The modern kitchen is equipped with contemporary fittings, ensuring that meal preparation is both enjoyable and efficient. The bathroom has also been tastefully updated, providing a fresh and inviting space.

One of the standout features of this apartment is its location within a private gated development, offering both security and a sense of community. Just a short stroll away, you will find the picturesque River Thames towpath, perfect for leisurely walks or cycling. Additionally, Walton town centre is within easy reach, providing a variety of shops, cafes, and amenities to cater to your everyday needs.

For those with vehicles, the property includes private parking for one car, adding to the convenience of this lovely home. With its modern interiors and prime location, this maisonette presents an excellent opportunity for anyone looking to enjoy the best of Walton-On-Thames living.



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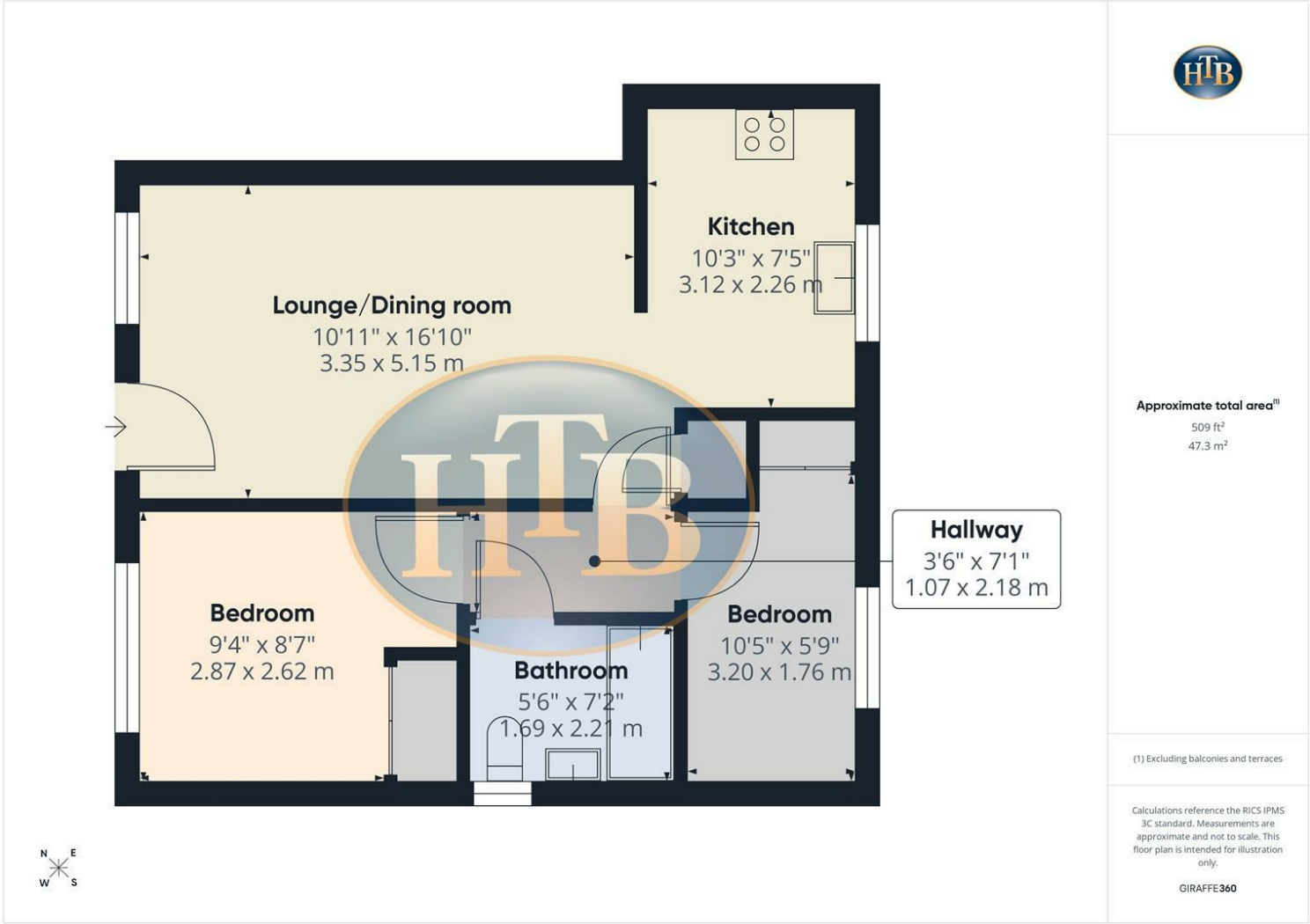
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- GATED PRIVATE DEVELOPMENT
- GROUND FLOOR MAISONETTE
- ALLOCATED PARKING
- SHORT WALK TO TOWN CENTRE
- MUST BE SEEN
- TWO BEDROOMS
- GOOD SIZE LOINGE/DINING ROOM
- CLOSE TO PICTURESQUE RIVER THAMES TOWPATH
- MODERN KITCHEN AND BATHROOM

