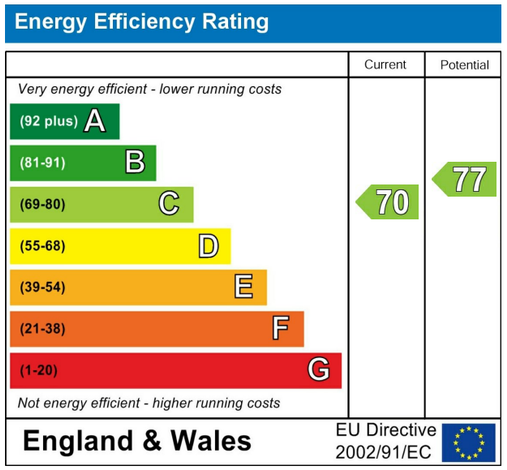
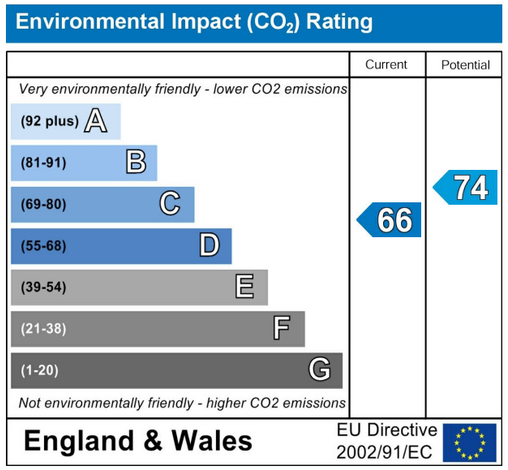
# Montague Close, Walton-On-Thames, Surrey, KT12 2NF




## £439,950 Freehold

Harmes Turner Brown are delighted to offer this beautiful three bedroom family home which has been updated to a particular high standard throughout and conveniently located within a short walk of Walton on Thames town centre and Ashley Church of England school. The accommodation briefly includes a welcoming entrance hallway with sky light and access to the modern downstairs cloakroom, the inner hallway provides access to the integral garage and also leads to the bright and airy living room/dining room. The fabulous fitted kitchen has an open feel to the living room and includes a good range of fitted units and drawers. There is the advantage of a conservatory providing another reception room which overlooks the rear garden. The turning staircase is fitted with feature glass rails adding to the overall natural light which flows through the home, and leads to the first floor where you will find three double bedrooms and a modern bathroom fitted with a modern white suite. Externally the rear garden includes a high quality artificial lawn with private patio whilst the front provides off street parking on the private drive and vehicular access to the garage. This beautiful family home should be viewed at your earliest convenience. Contact us now on 01932 222266.

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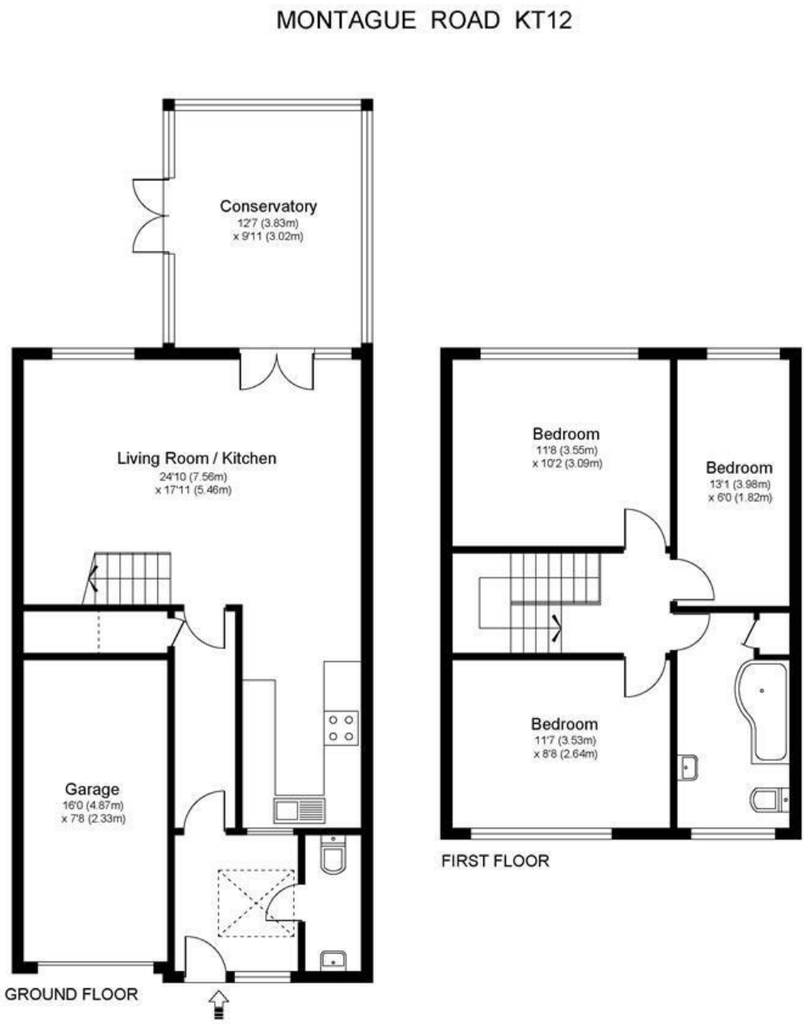


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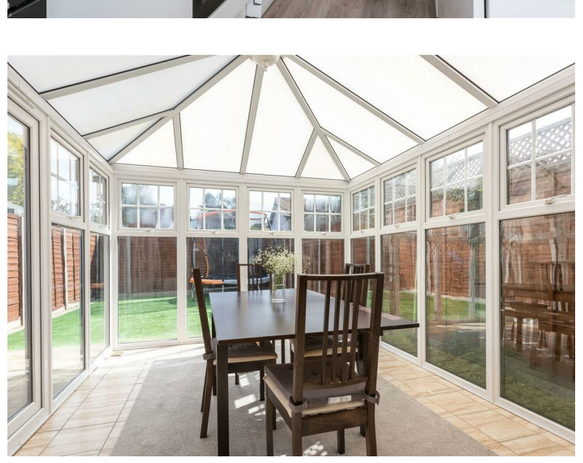
|---|---|---|
| Approximate Gross Internal Floor Area: | 93 m sq / | 997 sq ft |
| Garage Area: | 11 m sq / | 123 sq ft |
| Total Area : | 104 m sq / | 1120 sq ft |

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.

- THREE DOUBLE BEDROOMS
- CONSERVATORY
- CLOSE TO ASHLEY SCHOOL
- PRIVATE DRIVE
- MODERN FITTED KITCHEN
- DOWNSTAIRS CLOAKROOM
- SHORT WALK TO TOWN & RIVER
- GARAGE
- BEAUTIFULLY PRESENTED
- MODERN FAMILY BATHROOM

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract