

8b, Sidney Road, Walton-On-Thames, KT12 2NB

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		
	74	77
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	



£360,000 Leasehold

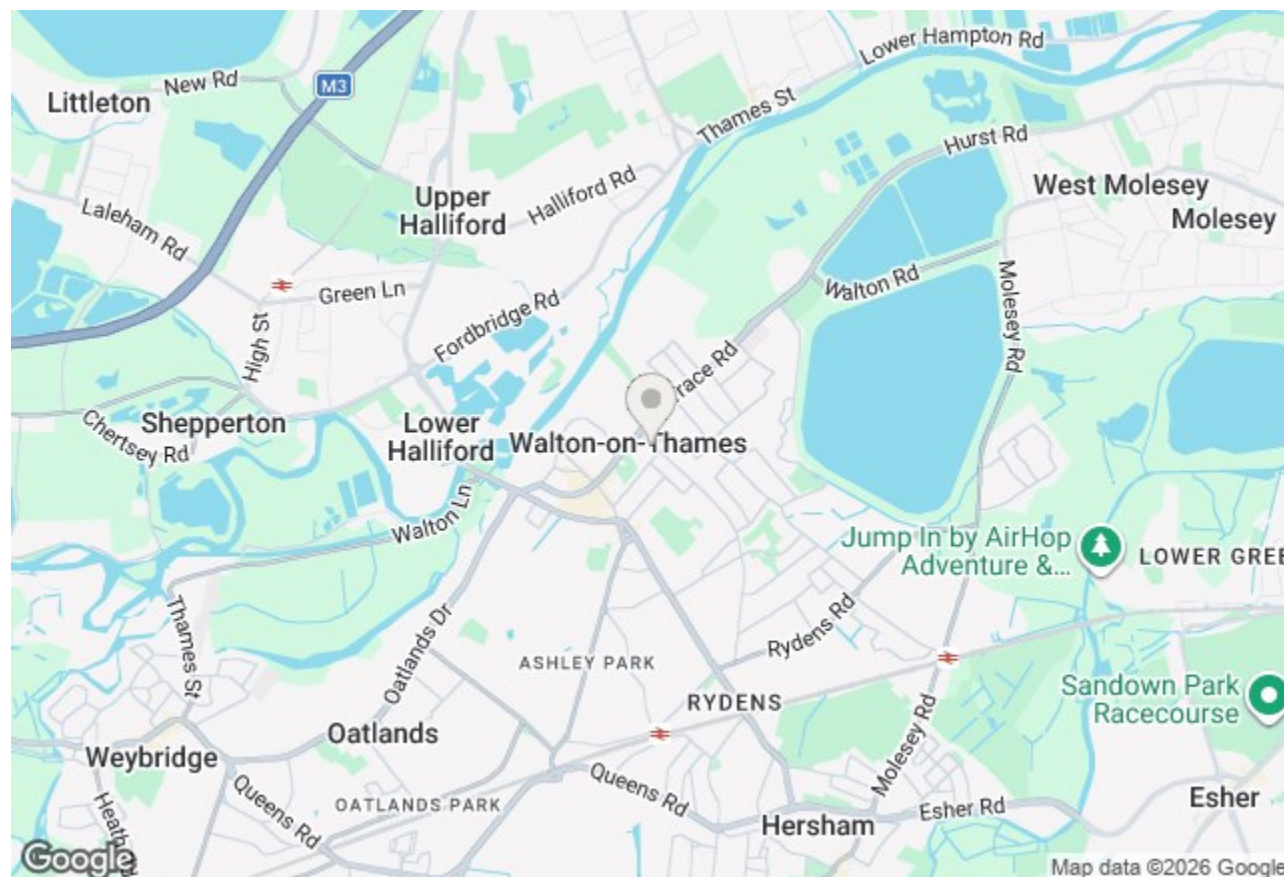
Conveniently positioned in Sidney Road in the charming town of Walton-On-Thames, this beautifully presented first-floor maisonette offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The maisonette boasts a modern bathroom, ensuring convenience and comfort for its residents.

One of the standout features of this property is the private garden to the rear, providing a tranquil outdoor space for enjoying sunny days or hosting gatherings. Additionally, the property includes a garage in nearby block and off-street parking for two vehicles, a valuable asset in this desirable area.

Situated just a short walk from the town centre, residents will benefit from easy access to a variety of shops, cafes, and local amenities, making daily life both convenient and enjoyable.

This maisonette is a rare find, combining modern living with a prime location. It is an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-maintained home. Do not miss the chance to make this lovely property your own.



INDEPENDENT ESTATE AGENTS

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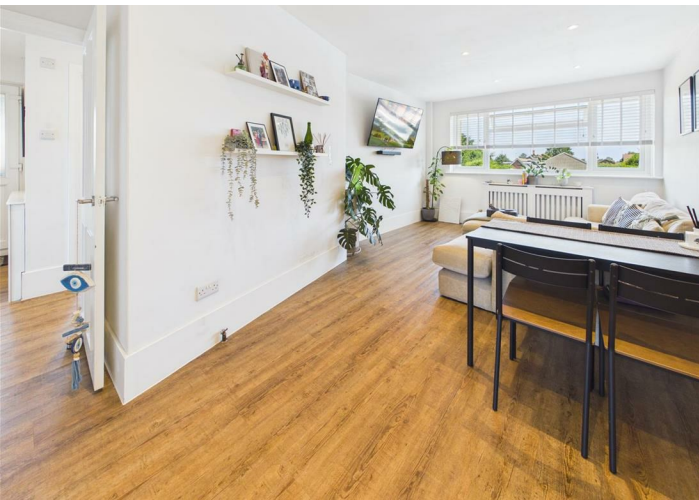
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- TWO BEDROOM FIRST FLOOR MAISONETTE
- PRIVATE DRIVE WITH OFF STREET PARKING
- WELL PRESENTED THROUGHOUT
- MUST BE SEEN
- EPC C
- PRIVATE GARDEN TO REAR
- GARAGE TO REAR
- SHORT WALK TO TOWN CENTRE AND RIVER THAMES
- MODERN BATHROOM AND FITTED KITCHEN

