

## 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 <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  |           |



**£350,000 Leasehold**

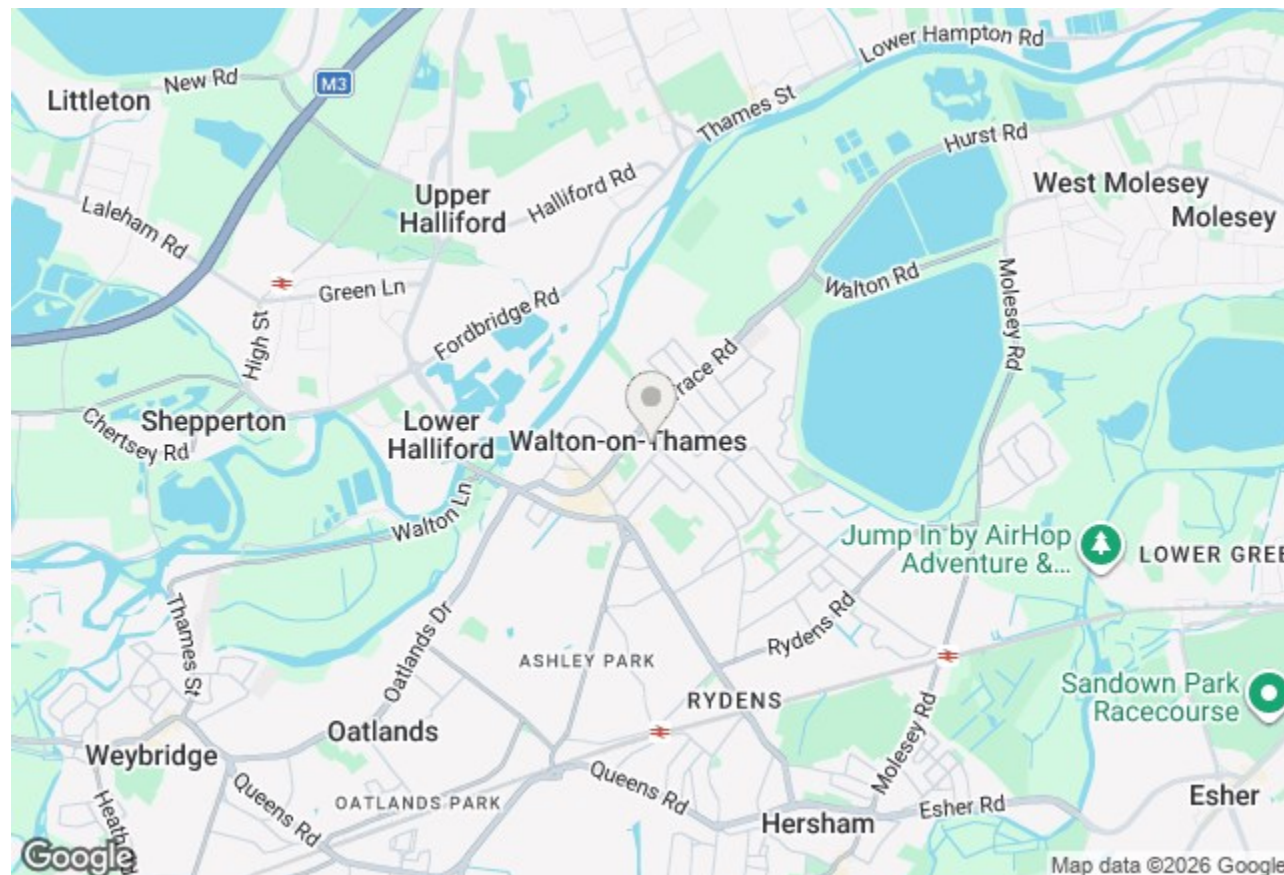
Conveniently positioned in Sidney Road in the charming town of Walton-On-Thames, this beautifully presented first-floor maisonette offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

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.



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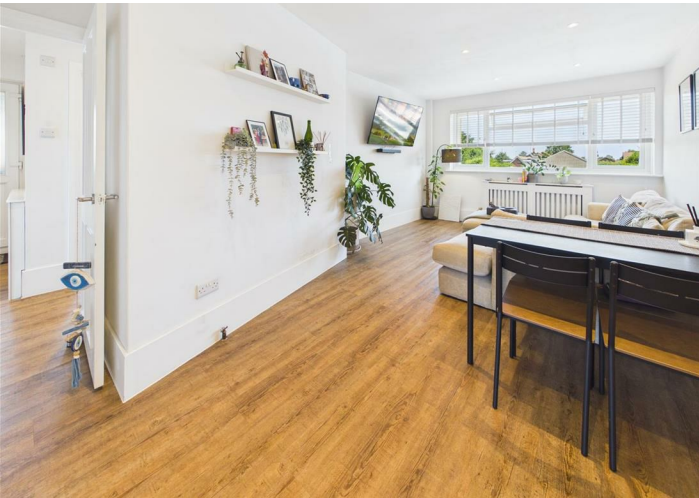
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- TWO BEDROOM FIRST FLOOR MAISONETTE
- PRIVATE DRIVE WITH OFF STREET PARKING
- WELL PRESENTED THROUGHOUT
- MUST BE SEEN
- EPC C
- PRIVATE GARDEN TO REAR
- GARAGE TO REAR
- SHORT WALK TO TOWN CENTRE AND RIVER THAMES
- MODERN BATHROOM AND FITTED KITCHEN

