

5, Kimberley Walk, Walton-On-Thames, KT12 2AR

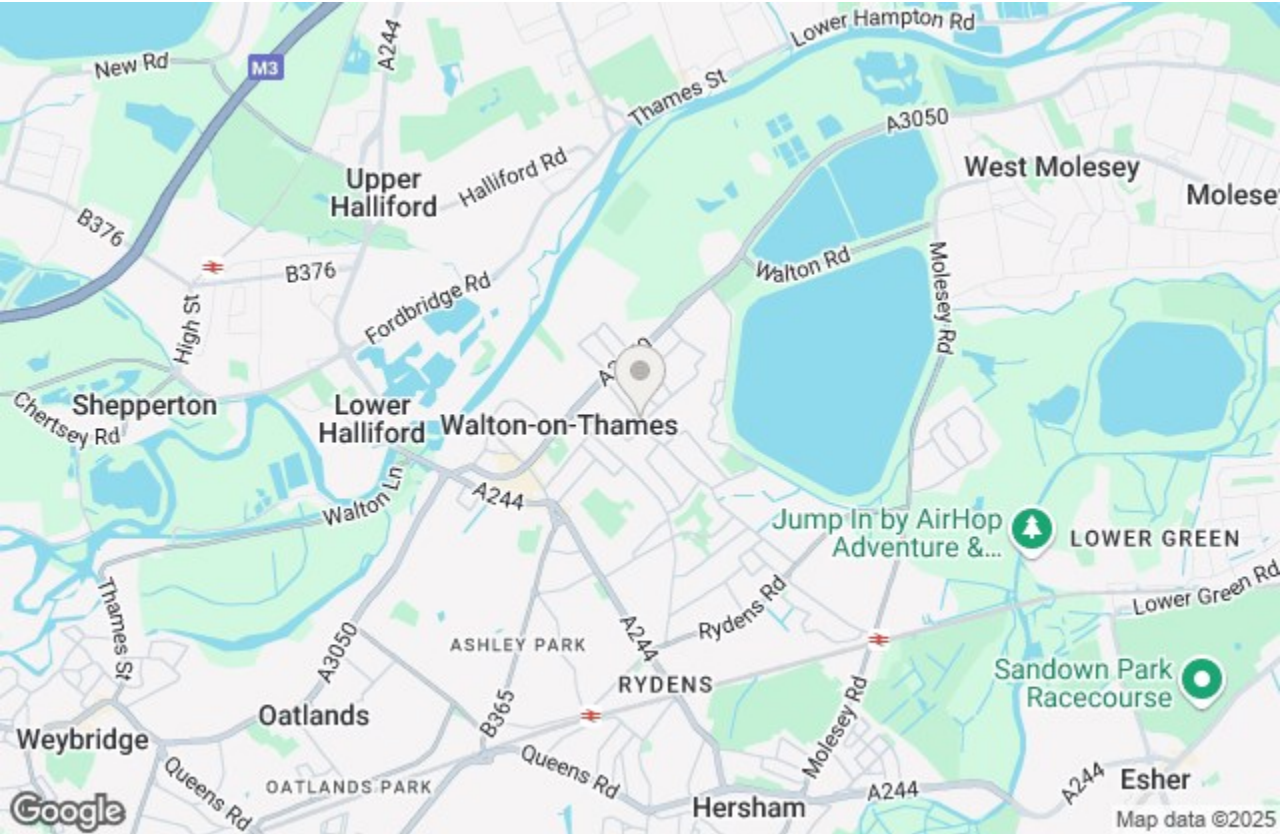
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO2 emissions		
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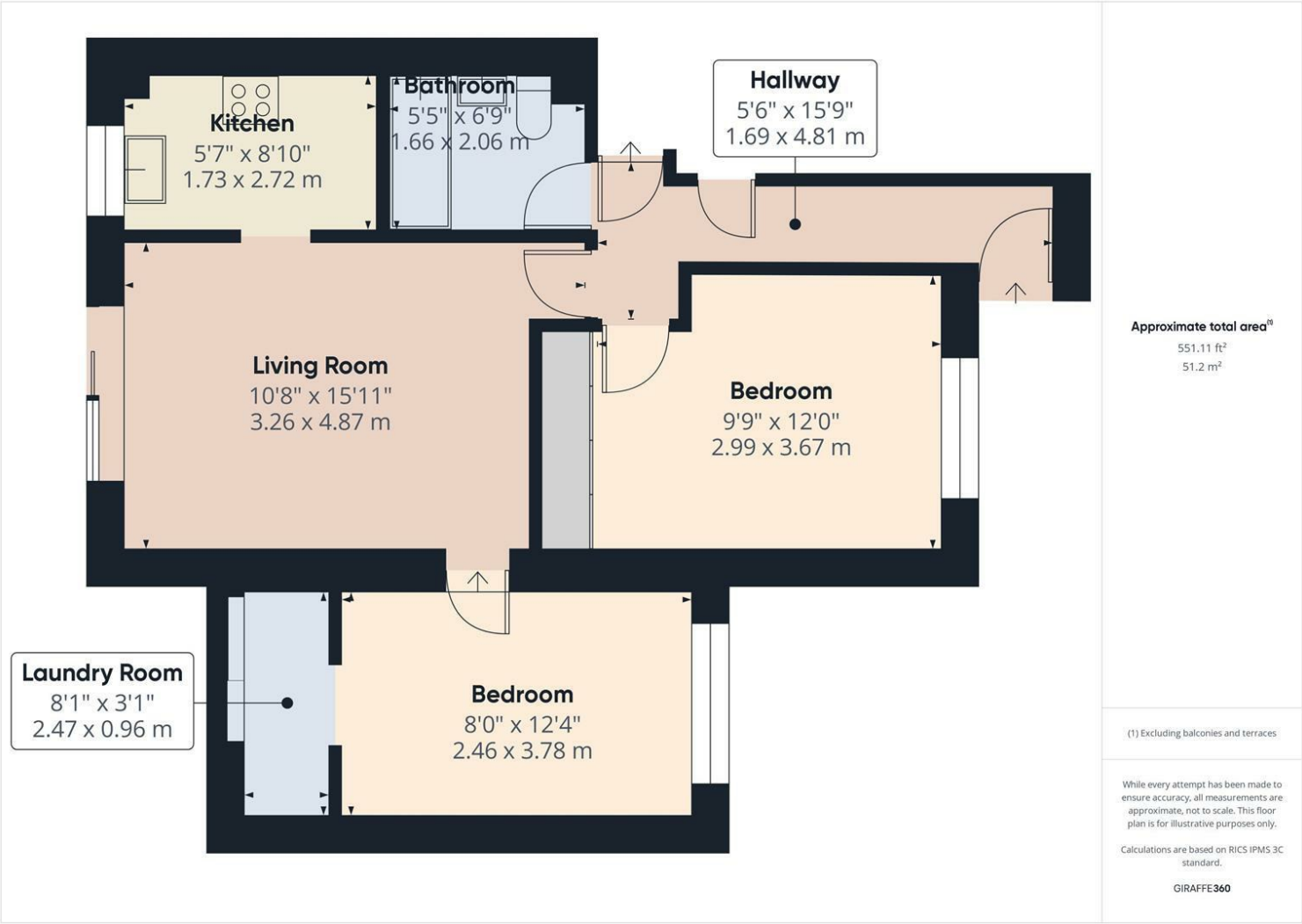


Offers In Excess Of £325,000 Leasehold

We are delighted to offer this two bedroom ground floor maisonette which has been well cared for by the present owner and conveniently located just a short walk from local shops and river Thames and Walton on Thames High Street. There are many features included within this lovely home but some stand out highlights include the private driveway with off street parking for two cars and the private sunny patio to the rear which leads onto the large communal gardens. The home has been cleverly converted to provide two generous size bedrooms, one of which was originally the integral garage and still includes storage in the loft space. The bright and airy living room has ample space for a dining table and double glazed doors giving access to the gardens. An archway provides access to the modern fitted kitchen with a good range of eye and base level units and drawers. The modern three family bathroom completes the accommodation. In all a lovely home which would suit a professional couple looking for their first home, buy to let investors or a downsizer. contact our Walton office now for further details and an appointment to view.



Kimberley Walk, Walton-On-Thames, KT12 2AR



- TWO BEDROOMS
- GROUND FLOOR MAISONNETTE
- MODERN BATHROOM
- PRIVATE DRIVE WITH PARKING FOR TWO CARS
- MODERN FITTED KITCHEN
- PRIVATE SUN PATIO LEADING ONTO COMMUNAL GARDENS
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL SHOPS & TOWN CENTRE
- EXCEPTIONAL VALUE
- RARELY AVAILABLE

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

