



Walton On Thames



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

£469,950 FREEHOLD

Fantastic opportunity to purchase this 3 bedroom bungalow refurbishment opportunity, located in this ever popular cul-de-sac ideal for Walton on Thames town centre and amenities. Further potential for development subject to the usual consents and permissions

*Double glazed * Lounge *Front & rear gardens *Cul-De-Sac location *No onward chain
*Kitchen/breakfast *3 Bedrooms *Refurbishment opportunity

The property must be viewed to appreciate the accommodation and location on offer.

01932 859898

FREE NO OBLIGATION VALUATION

www.edwardbarclay.net

- HALLWAY: Radiator, airing cupboard housing hot water tank with slatted shelf above, further storage cupboard above.
- LOUNGE 15'3'' x 10'8'' Upvc double glazed patio doors leading to the rear garden, power points, telecom point, TV aerial point, radiator.
- KIITCHEN/
- BREAKFAST: 10'4'' x 8'5'' (including depth of units), Side aspect double glazed window, with further rear aspect single glazed windows, eye, and base level units, stainless steel sink/drainer, space for a gas cooker, space for a fridge, power points door leading to:
- LEAN TO: Space and plumbing for a washing machine, space for a freezer, power points, radiator, doors leading to the rear garden.
- BEDROOM 1: 14'3'' x 11'11'' Front aspect double glazed bay window, power points, radiator.
- BEDROOM 2: 10'10'' x 8'5'' Side aspect double glazed window, power points, inset into vanity unit with storage underneath.
- BEDROOM 3: 10'6'' x 7'3'' Front aspect double glazed window radiator, power points, radiator.
- BATHROOM: Panel enclosed bath with shower mixer tap, wash hand basin set on a vanity unit with storage underneath, part tiled walls, radiator.
- SEPARATE
- TOILET: Side aspect window, white toilet
- FRONT: Mainly laid to lawn with access via gate to the rear garden.
- REAR: Patio area, mainly laid to lawn enclosed by panel fencing with a storage building at the bottom of the garden.

While we check all the quoted dimensions carefully, they may be subject to a small margin of error and are intended as a rough guide to the accommodation offered. We caution against their use when ordering fittings or new carpets etc. These particulars are correct to the best of our knowledge. We should bring to your attention, however, that the services to this property, together with any electrical circuits/heating systems and appliances, have not been tested by our company and therefore cannot guarantee their operating ability or efficiency. We would advise all interested parties to obtain verification from their solicitor or surveyor.