JAMES NEAVE
THE ESTATE AGENTS



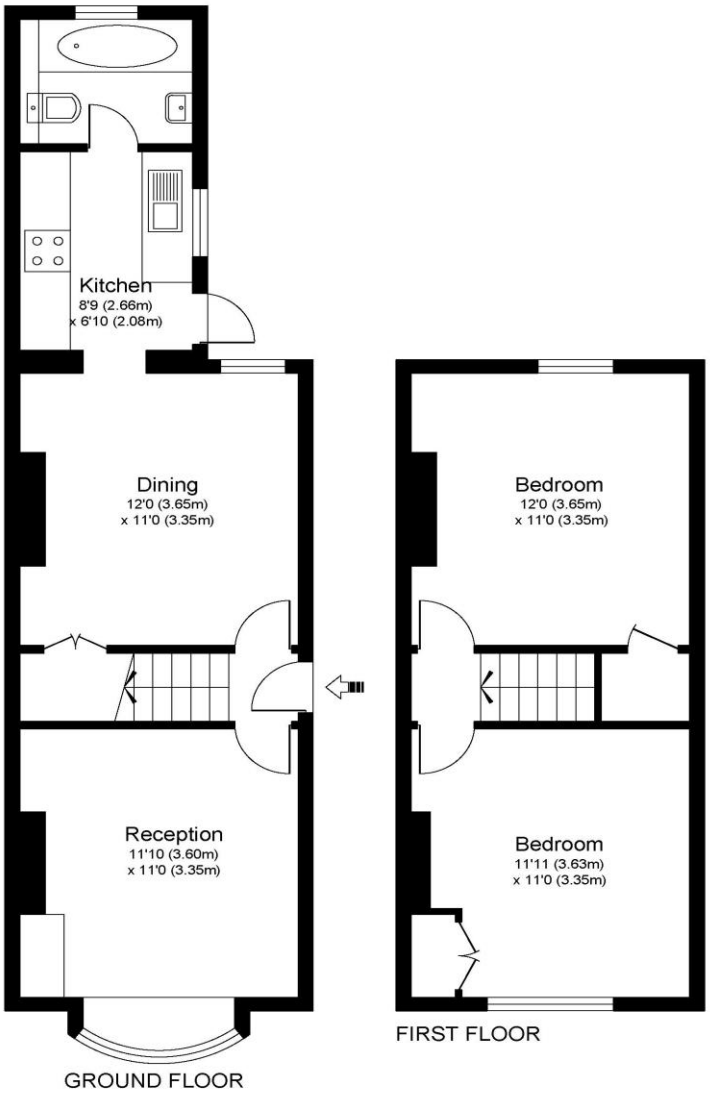
60 Cambridge Road, Walton-on-Thames, Surrey, KT12 2DR

£460,000





CAMBRIDGE ROAD KT12



Approximate Gross Internal Floor Area: 64 m sq / 691 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.

A charming two-bedroom semi-detached cottage, beautifully presented and full of character, with a wonderfully long rear garden backing onto peaceful allotments. Inside, the home feels warm and inviting throughout. The ground floor offers two generous reception rooms, including a bright front lounge with a bay window and fireplace, perfect for relaxing. To the rear, the kitchen and bathroom are thoughtfully designed and in excellent condition, making great use of the space. Upstairs, there are two comfortable double bedrooms, one benefiting from additional storage over the stairwell. There is also a loft with potential for extension, subject to the usual permissions. The rear garden is a real highlight - long and well-maintained, with a mix of patio, decking, and lawn, plus a gate leading directly to the allotments beyond. Set in a sought-after residential area, close to the river and its scenic towpaths, this is a lovely home ideally suited for those who enjoy outdoor living, with local shops, good schools, and leisure facilities all within easy reach. EPC Rating D.













AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.