



Telford Drive
Walton-On-Thames, Surrey, KT12 2YG
£400,000 Asking Price



Property details

-  2 bedrooms
-  1 bath
-  EPC Rating C
-  565 sq. ft
-  Hersham 1.4 miles
 - End of terrace Freehold home
 - Modern development
 - Two good sized bedrooms
 - Light and airy principle living space
 - Entrance lobby
 - Kitchen/breakfast room
 - Garden with high degree of privacy
 - Garage with up & over door
 - Direct access from the garden to the Garage

We are delighted to present this quietly positioned end-of-terrace home, situated within a highly sought-after modern development.

Occupying one of the best plots within the close, this attractive property benefits from side access, a secluded rear garden, and the added convenience of direct access from the garden into the garage.

The well-proportioned accommodation comprises an entrance lobby leading into a bright and welcoming living room. To the rear, the kitchen/breakfast room features a range of fitted units, ample worktop space, room for appliances, a breakfast bar, and a door opening onto the rear garden.

Upstairs, the first floor offers two generous double bedrooms and a well-appointed family bathroom.

Outside, the private rear garden is mainly laid to lawn and bordered by mature evergreen planting, creating a peaceful and secluded outdoor space. The garage benefits from both an up-and-over door and a personal door providing direct access to the garden. Recent improvements include a newly fitted garage door, a new rear access door to the garage, and an updated side access garden gate. The gas boiler has also been replaced in recent years, offering added peace of mind for prospective buyers.

The property enjoys a convenient and well-connected position in the popular town of Walton-on-Thames. The vibrant town centre offers an excellent selection of

shops, supermarkets, cafés, restaurants and leisure facilities, while the nearby River Thames provides beautiful riverside walks, open green spaces and a variety of recreational activities. Walton-on-Thames railway station offers regular direct services to London Waterloo, making the property an excellent choice for commuters. The area is also well served by local bus routes, highly regarded schools and excellent road connections via the A3 and M25, providing easy access to London, Heathrow and the surrounding Surrey countryside.

Location

Transport Links
Hersham 1.4 miles
Walton-on-Thames 1.6 miles

Schooling Facilities

Primary
Grovelands
Walton Oak Primary School
Ashley CofE Aided Primary School
Cardinal Newman Catholic Primary School

Secondary
Heathside Walton
Three Rivers Academy

Council tax band: Tax band D

Local authority: Elmbridge Borough Council

Tenure: Freehold



GARAGE

END OF TERRACE
FREEHOLD PROPERTY



Floorplan

Telford Drive, Walton-On-Thames, Surrey, KT12

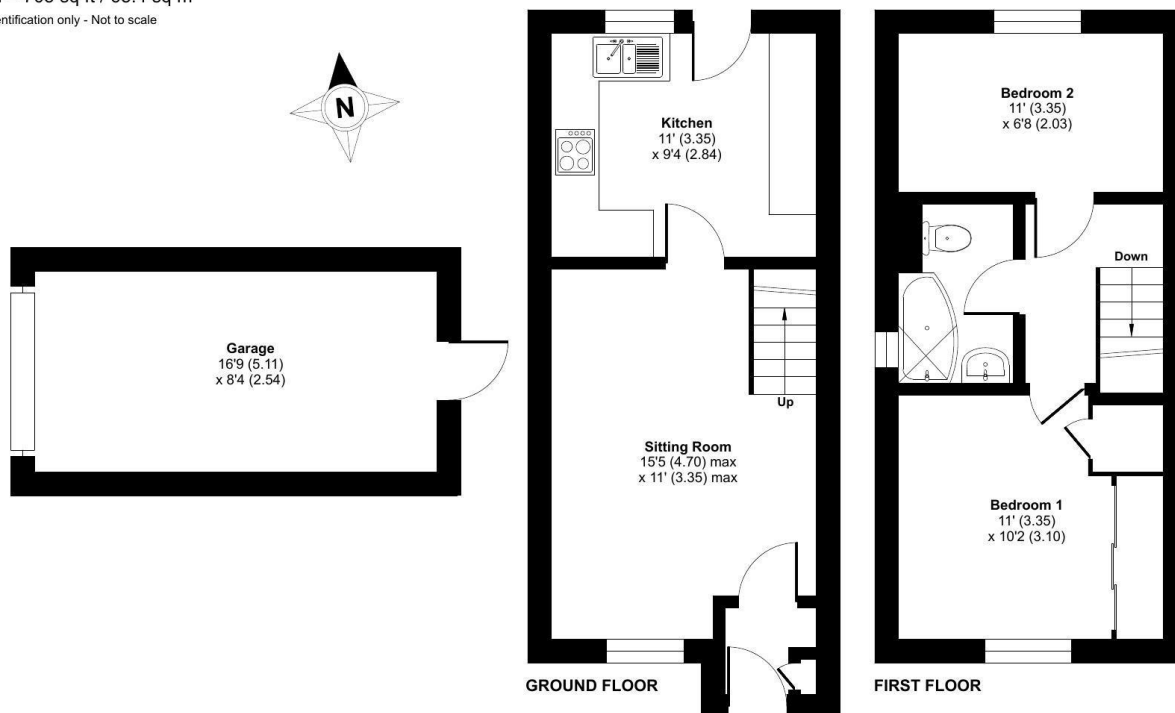
Approximate Area = 565 sq ft / 52.4 sq m

Garage = 140 sq ft / 13 sq m

Total = 705 sq ft / 65.4 sq m

For identification only - Not to scale

Garden
Approximate
24'1" (7.34)
x 15'8" (4.77)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1498791



Walton On Thames office 2 The Wellington, 60 High Street, Walton-On-Thames, Surrey, KT12 1FL

01932 629600 / sales@seymours-walton.co.uk / seymours-estates.co.uk

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