



Sherman Avenue
Walton-On-Thames, Surrey, KT12 2FN
£535,000 Offers Over

Property details

-  2 bedrooms
-  1 bath
-  EPC Rating B
-  881 sq. ft
-  Hersham 2.2 miles
-  Peaceful cul-de-sac setting with excellent privacy
-  Beautifully presented modern semi-detached home
-  Two generous double bedrooms
-  Private driveway with excellent off-street parking
-  Bright lounge/diner opening onto the garden
-  Fully enclosed, tranquil rear garden with patio
-  Modern fitted kitchen with integrated appliances
-  Excellent scope to enlarge, subject to the usual consents
-  Downstairs WC

A beautifully presented modern semi-detached home, quietly positioned at the end of a peaceful cul-de-sac, offering an excellent degree of privacy and tranquillity.

The property is approached via its own private driveway, providing excellent off-street parking. An attractive entrance hall is light and airy, benefiting from a side-aspect window overlooking the driveway, plus access into the downstairs WC. The modern fitted kitchen is well equipped with integrated appliances, while the rear-aspect lounge/diner provides a lovely living and entertaining space with direct access onto the patio and fully enclosed rear garden. The garden offers a wonderful sense of peace and seclusion, with side access and a useful area for bin storage.

Upstairs are two generous double bedrooms, with bedroom two enjoying a pleasant dual-aspect outlook, together with a modern family bathroom and a particularly useful deep storage cupboard on the landing. The house is presented in excellent condition throughout and offers an excellent opportunity for those seeking a home that is ready to move into, whilst also providing scope for future enlargement, subject to the necessary planning permissions and consents.

The location is equally appealing, with Walton-on-Thames offering a superb range of shops, cafés, restaurants and everyday amenities. The River Thames and surrounding riverside walks are close by, whilst Hampton Court and its historic palace, parkland and riverside setting are also within easy reach. There is a good choice of local schools and excellent transport

links, with Walton-on-Thames railway station providing services towards London Waterloo and convenient road connections providing access to the surrounding Surrey towns and London. Hampton Court is also within easy reach and lies within Zone 6.

Combining a peaceful and secluded setting with excellent parking, attractive accommodation, a private garden and exciting potential to extend, this is a particularly appealing home in a highly desirable Walton-on-Thames location.

Location

Transport Links

Hersham – 2.2 miles

Schooling Facilities

Primary

Ashley CofE Aided Primary School

Walton Oak Primary School

Cleves School

Grovelands Primary School

Secondary

Heathside Walton Secondary School

Halliford School

Thamesmead School

Three Rivers Academy

Council tax band: Tax band D

Local authority: Elmbridge Borough Council

Tenure: Freehold



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subject to the usual
consents

Peaceful cul-de-sac setting
with excellent privacy

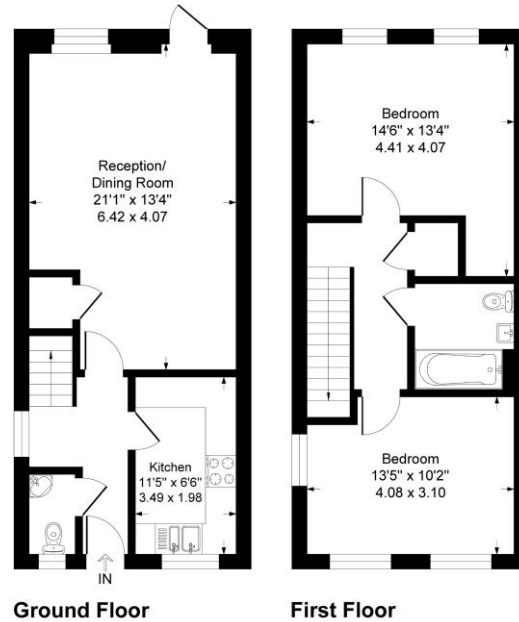


Floorplan

Sherman Avenue, Walton on Thames, KT12

Approximate Gross Internal Area = 881 sq ft - 82 sq m

Garden
Approximately
40'4" x 20'0"
12.30 x 6.10



This floorplan is for guidance only and does not form part of an offer or contract.
Buyers or tenants should verify all details through inspection, searches, and surveys.
Measurements are approximate and should not be relied upon for valuation or transactions.
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