



**TANNERS CLOSE**  
WALTON-ON-THAMES

**JACKSON-STOPS** 

## TANNERS CLOSE WALTON-ON-THAMES, KT12

ASKING PRICE: £425,000

A well-presented two bedroom home set in a tucked away position within Tanners Close, offering bright, practical accommodation, a private south facing garden, a modern finish throughout and parking for 2 cars.

The ground floor is arranged around a generous reception/dining room, with plenty of space for both relaxing and entertaining. French doors open directly onto the south facing garden, creating a lovely connection between the indoor and outdoor space. The kitchen sits separately to the front of the house and has been updated with shaker-style units, tiled splashbacks and integrated appliances. A downstairs WC completes the ground floor. Upstairs, there are two well-proportioned bedrooms, both with good natural light and useful proportions. The bathroom is fitted with a modern white suite, including a bath with shower over, glass screen and vanity storage.

The south facing rear garden is a real advantage, offering a private and low-maintenance space with patio seating, gravelled areas, mature planting and a garden shed. It works well for summer dining, morning coffee or simply having some easy outside space without too much upkeep.

The property is ideally positioned for access to Walton, with its range of shops, cafés, restaurants and everyday amenities. Walton-On-Thames or Hersham Station is also within reach, offering regular services into London Waterloo.

### KEY FEATURES

- Two Bedrooms
- New Kitchen
- Bifolding Garden Doors
- South Facing Garden
- Parking for 2 Cars
- Excellent Condition

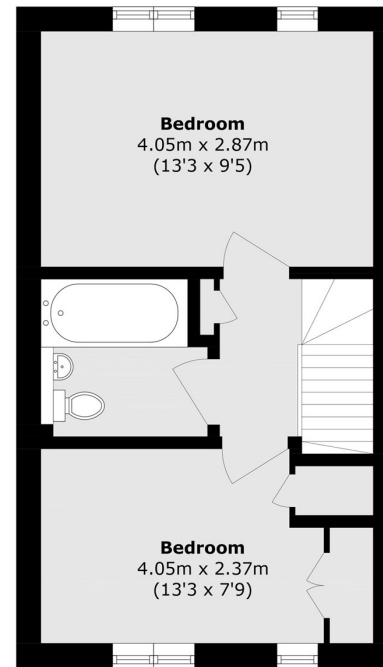






**Ground Floor**

Total area (approx.): 62.9 sq. m (677.1 sq. ft)



**First Floor**

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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**WEYBRIDGE**

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