

57 Lindley Road, Walton-on-Thames, Surrey, KT12 3EZ

Asking Price £455,000 FREEHOLD

An immaculately presented 2 bedroom terraced house with a garden garage and parking. The reception has patio doors giving access to a delightful sunny south west facing rear garden. Situated a few minutes walk to Hersham station.



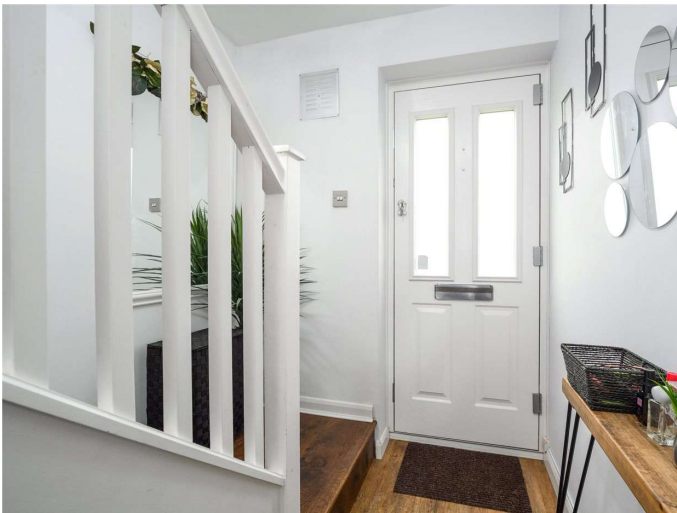
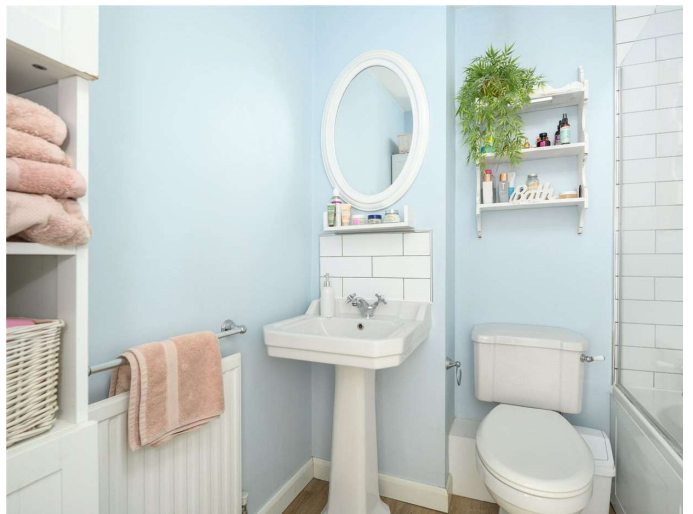


## DESCRIPTION

An immaculately presented 2 bedroom terraced house with a garden garage and parking. The reception has patio doors giving access to a delightful sunny south west facing rear garden. The property is situated a few minutes walk to Hershams station and riverside walks by the river Mole.

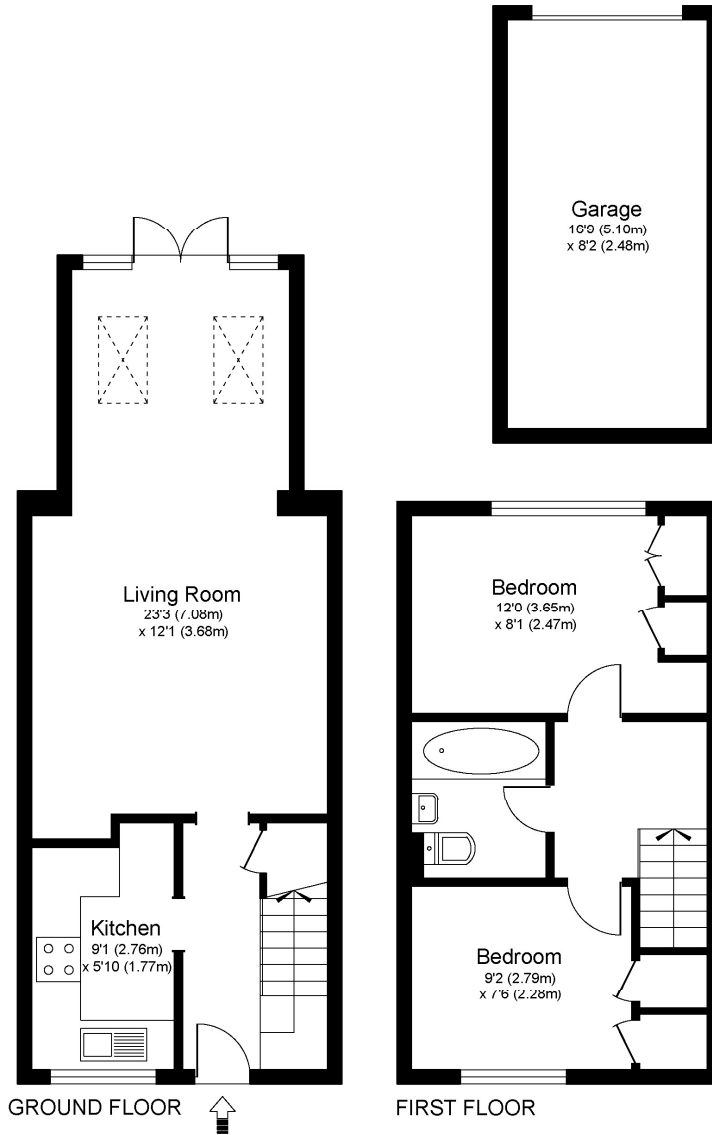
## AT A GLANCE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





LINDLEY ROAD KT12



Approximate Gross Internal Floor Area: 58 m sq / 622 sq ft  
Garage Area: 13 m sq / 137 sq ft

Total Area : 71 m sq / 759 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.

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