



Reydon Place, Walton-on-Thames, **KT12**



Reydon Place, Walton-on-Thames, KT12

A spacious mews style home with 4 bedrooms, 3 bathrooms, WC, 2 reception rooms and a kitchen/breakfast room, set over four floors, in excellent condition with 2 parking spaces , patio and garden.

On the lower ground floor is a well designed large kitchen/ family dining room, with great storage, quartz work surfaces and Neff appliances. The room has bi-fold doors onto a patio, which also provides access to a private secluded garden with astro turf.



Furniture: Available unfurnished

Minimum length of tenancy: 12 Months

Local authority: Elmbridge Borough Council

Council tax band: G





The first floor has two bedroom suites with en-suite showers and built in storage. The second floor has two further double bedrooms and a family bathroom with separate shower and bath. The house has off street parking for 2 cars, is set in a private road and is only 0.5 miles to Walton mainline station.

Walton on Thames, is a bustling Surrey town with a host of shops, restaurants and local amenities including the impressive Heart Shopping Centre and cinema both situated in the centre of the town. Walton railway station provides a fast route to London Waterloo (approximately 25 minutes). The A3 close by, gives access to central London, the M25 and both Heathrow and Gatwick airports. There is an abundance of excellent schools in the area, including St George's in Weybridge and the ACS International School in Cobham.





Approximate Gross Internal Area = 178.1 sq m / 1917 sq ft
(Including Void)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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We would be delighted to tell you more

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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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