



WALTON UPON THAMES

Starting Bid £400,000

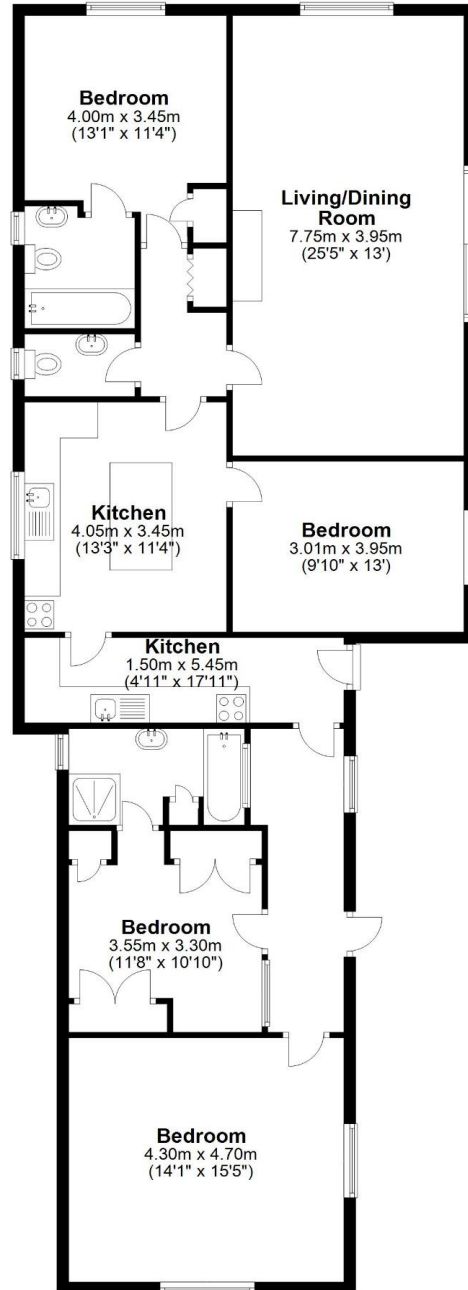
Being Sold via Secure Sale online bidding. Terms & Conditions apply.

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Introducing a charming detached bungalow that presents an excellent opportunity for modernisation.

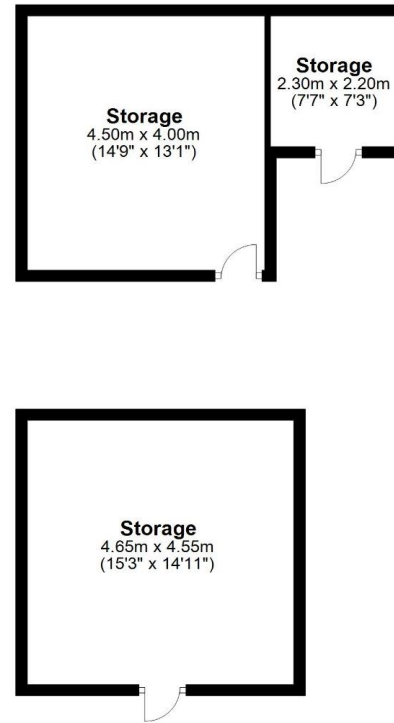
Ground Floor

Approx. 136.4 sq. metres (1468.6 sq. feet)



Outbuildings

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 180.9 sq. metres (1947.0 sq. feet)

Waterside Drive, Walton-on-Thames, Surrey, KT12 2AP

- Detached Bungalow
- In Need Of Modernisation
- Three/Four Bedrooms
- Driveway Parking
- Peaceful Location
- NO ONWARD CHAIN
- Immediate 'Exchange of Contracts' Available
- Sold Via 'Secure Sale'

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Introducing a charming detached bungalow that presents an excellent opportunity for modernisation. Nestled on a generous plot, this single-storey property is enveloped by picturesque farmland, offering a tranquil setting.

The bungalow features a well-appointed kitchen complemented by a separate utility room, providing convenience and functionality. With the potential for one or two reception rooms, there is ample space for entertaining or relaxation. The accommodation comprises three to four bedrooms, allowing for flexible use, along with two bathrooms for added convenience.

Outside, the property boasts a spacious front area, providing abundant parking space for numerous vehicles. Towards the rear, you'll find a selection of outbuildings, offering potential for storage or creative utilisation.

With its peaceful location and absence of onward chain, this property is an enticing prospect. Don't miss the opportunity to explore the potential of this charming bungalow. Please note that viewings are strictly by appointment.

Located within easy access of Walton-On-Thames and Hersham mainline stations (central London about 20 mins), a choice of golf courses, health clubs and St George's Hill Tennis Club. The A3, M25 and M3 are all easily accessible, providing fast access to London, the South and Heathrow and Gatwick airports. The area is well served with an excellent selection of schools both in the private and state sectors. The larger towns of Weybridge, Esher and Cobham are all easily accessible. The county town of Guildford lies around 13 miles to the south with its extensive range of shops, cafes, restaurants, theatre, cinema complex and the Spectrum Leisure Centre, while Kingston is within approx 8 miles.





Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.