

## 66, Regency Gardens, Walton-On-Thames, KT12 2BE

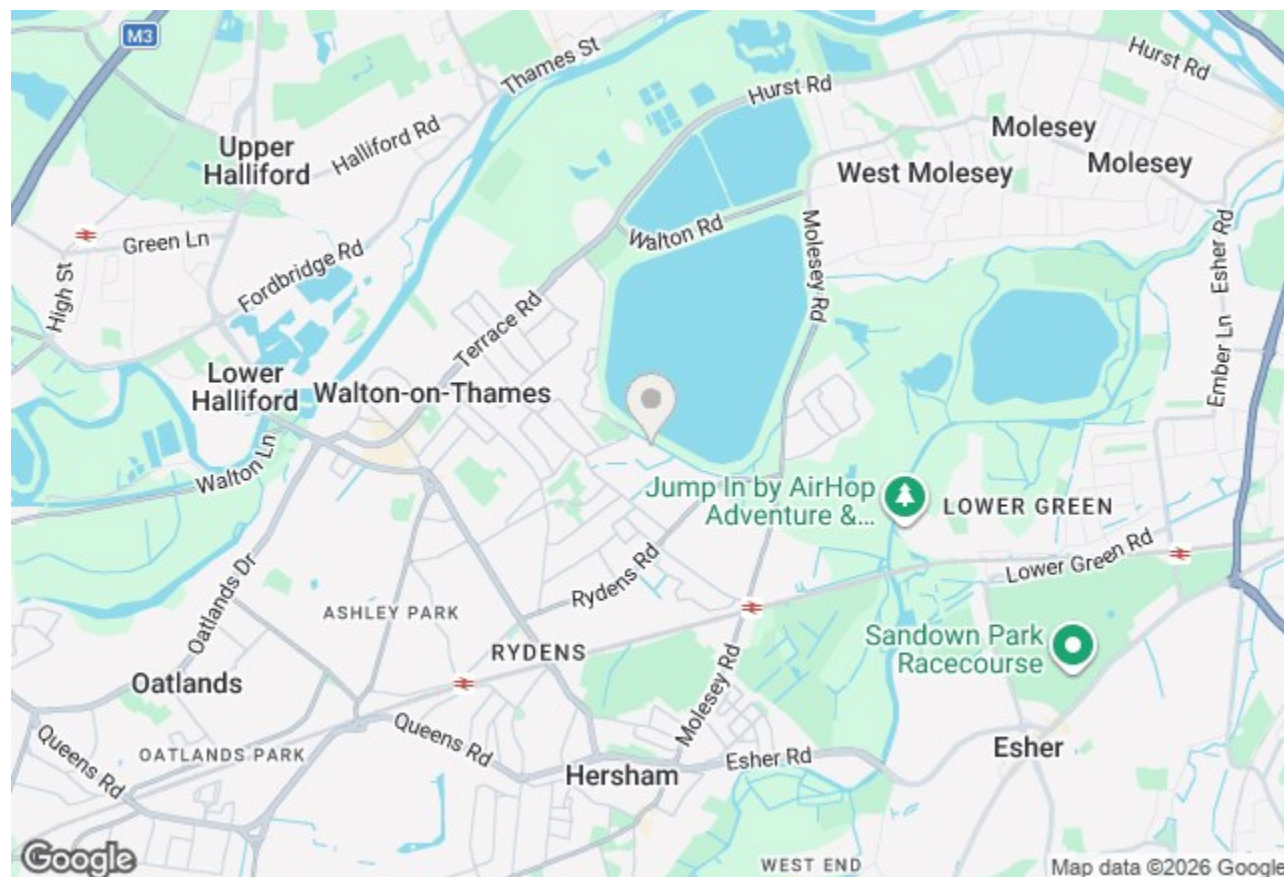
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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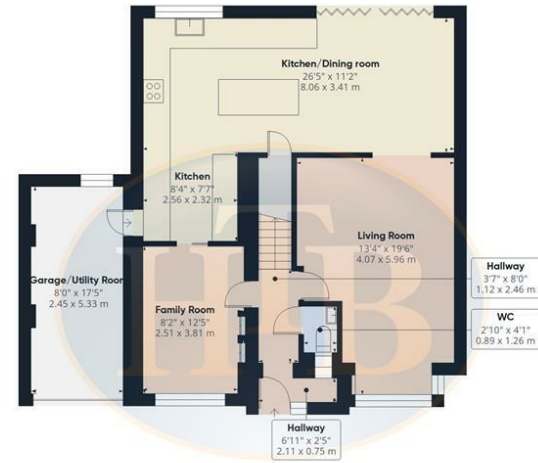
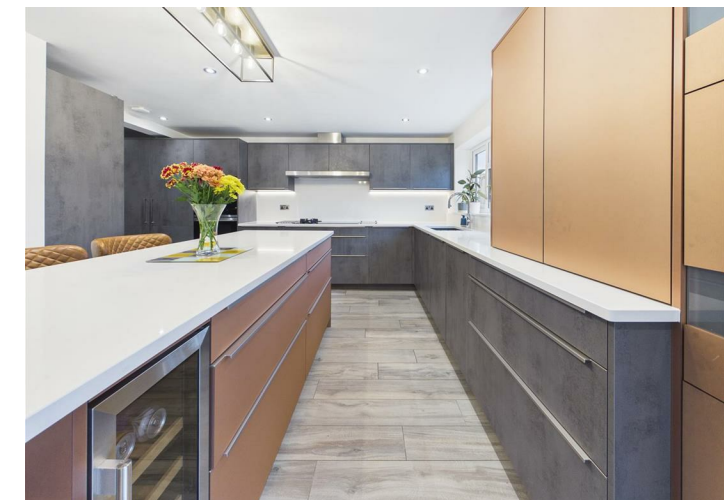


**£1,000,000 Freehold**

Spectacular five bedroom family home which has undergone a meticulous high specification refurbishment by the current owners. The stunning accommodation comprises entrance hall, downstairs W.C. front aspect living room with built-in window seat, media wall with 'Focal' in-wall speakers & 'Niles Audio' in-ceiling speakers making this a wonderful space to relax and enjoy the best home audio/visual experience. The formal dining area opens seamlessly into the custom fitted Beckermann Kuchen kitchen with ample storage, there really is a place for everything in this stunning room set around a central island. The Siemens appliances include Combi, Full size oven, warming drawer, combination gas & multizone Induction hob and dishwasher, Quooker Tap 4 in 1 providing, hot, cold, boiling and filtered drinking water. Beautiful quartz work surfaces complement the two tone cupboards and complete this perfect kitchen. The garage/utility area has tiled flooring, a radiator, Insulated roller garage door making this a great useable area all year round. The family room completes the ground floor accommodation and can be accessed by glass pocket doors from the kitchen or the ground floor hallway. On the first floor are five bedrooms and three bathrooms. The master and second bedrooms both benefit from Fujitsu air conditioning, luxuriously appointed en-suite facilities and a great range of bespoke built-in wardrobes, there are three other bedrooms with built-in wardrobes and a stunning family bathroom with jacuzzi bath. Externally the rear garden backs onto the Queen Elizabeth reservoir, a lovely patio and lawn area with sensor lights. ideal for alfresco dining with the added bonus of an outdoor sink with both hot & cold running water. The private drive to the front provides off street parking for several cars. Other notable features include Cat 8 wiring throughout, Duravit sanitary ware with Hansgrohe fittings, underfloor heating though the ground floor, Ring intruder alarm.



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Approximate total area<sup>1)</sup>  
1620 ft<sup>2</sup>  
150.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- FIVE BEDROOMS
- CUSTOM FITTED BECKERMANN KUCHEN KITCHEN INCLUDING SIEMENS APPLIANCES & QUOOKER 4 IN 1 TAP
- CAT 8 CABLING THROUGHOUT-BLINK DOORBELL & CCTV & RING INTRUDER ALARM
- LUXURY BATH & SHOWER ROOMS INCLUDING A JACUZZI BATH IN THE FAMILY BATHROOM WITH DURAVIT SANITARYWARE & HANSGRÖHE FITTINGS
- BESPOKE FITTED WARDROBES IN THE BEDROOMS
- TWO RECEPTIONS INCLUDING LIVING ROOM WITH MEDIA WALL, FOCAL IN WALL SPEAKERS & NILES AUDIO CEILING SPEAKERS
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- FUJITSU AIR CONDITIONING IN THE TWO PRINCIPLE BEDROOMS
- TWO OUTDOOR TAPS, ONE OUTDOOR BUTLER SINK WITH HANDHELD SHOWER WITH HOT AND COLD WATER