



3, Rydens Road, Walton-On-Thames, KT12 3AA

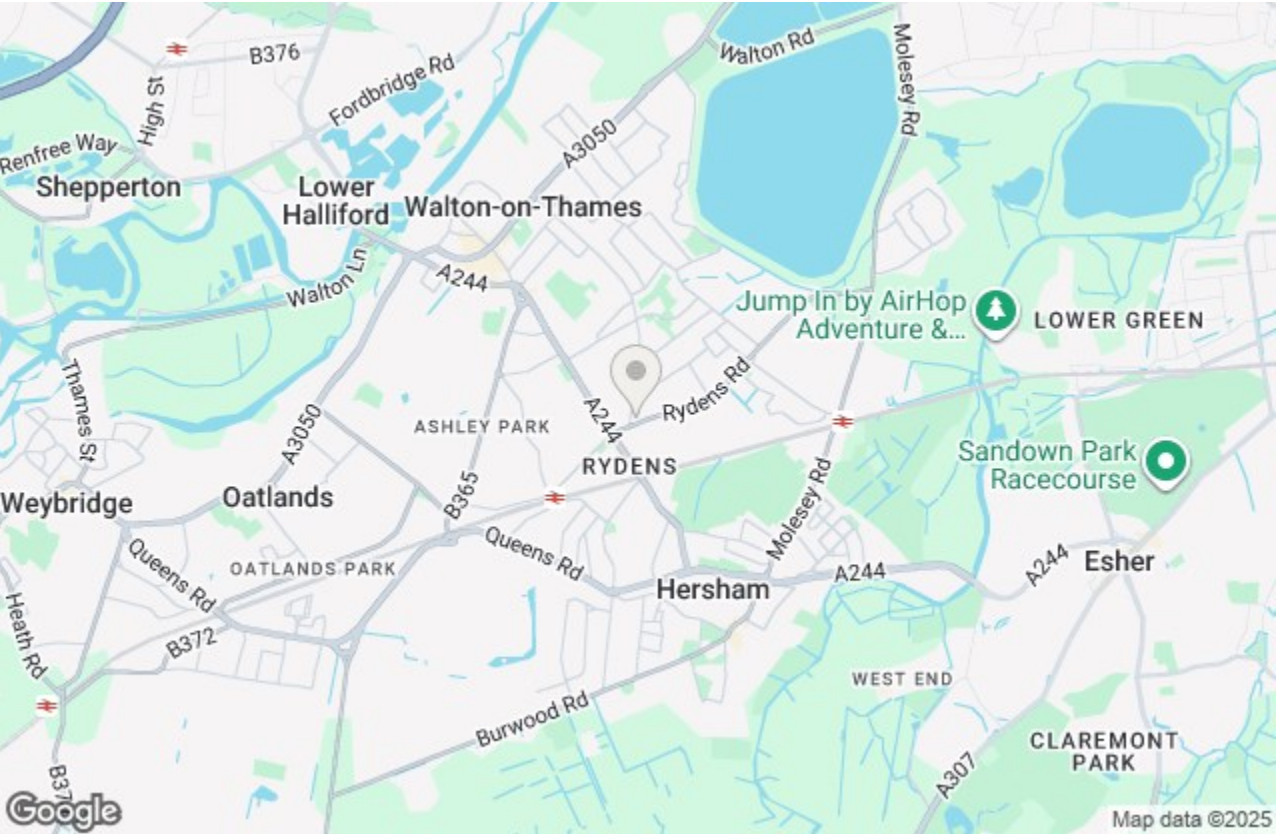
| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 plus) A                                 |         | 77  |
| (81-91) B                                   |         |   |
| (69-80) C                                   |         |   |
| (55-68) D                                   | 59      |   |
| (39-54) E                                   |         |   |
| (21-38) F                                   |         |   |
| (1-20) G                                    |         |   |
| Not energy efficient - higher running costs |         |   |
| England & Wales                             |         |   |
| 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) A   |         |   |
| (81-91) B   |         |   |
| (69-80) C   |         |   |
| (55-68) D   |         |   |
| (39-54) E   |         |   |
| (21-38) F   |         |   |
| (1-20) G  |         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |   |
| England & Wales   |         |   |
| EU Directive 2002/91/EC   |         |  |



£1,600,000 Freehold

A detached five bedroom family home in the Rydens area of Walton with indoor swimming pool, large rear garden, ample off-street parking and a large single garage with extra storage.





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- FIVE BEDROOMS
  - INDOOR HEATED SWIMMING POOL
  - PARKING FOR UP TO SEVEN CARS ON PRIVATE DRIVE
  - INTEGRAL GARAGE
  - FOUR RECEPTION ROOMS PLUS CONSERVATORY
- DETACHED CHARACTER HOME
  - BEAUTIFUL LANDSCAPED GARDEN
  - CLOSE TO WALTON ON THAMES MAINLINE STATION
  - THREE BATH/SHOWER ROOMS
  - SHORT WALK TO HALFWAY SHOPS & RESTAURANTS

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

