

33, Stoke Road, Walton-On-Thames, KT12 3DD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Guide Price £749,000 Freehold

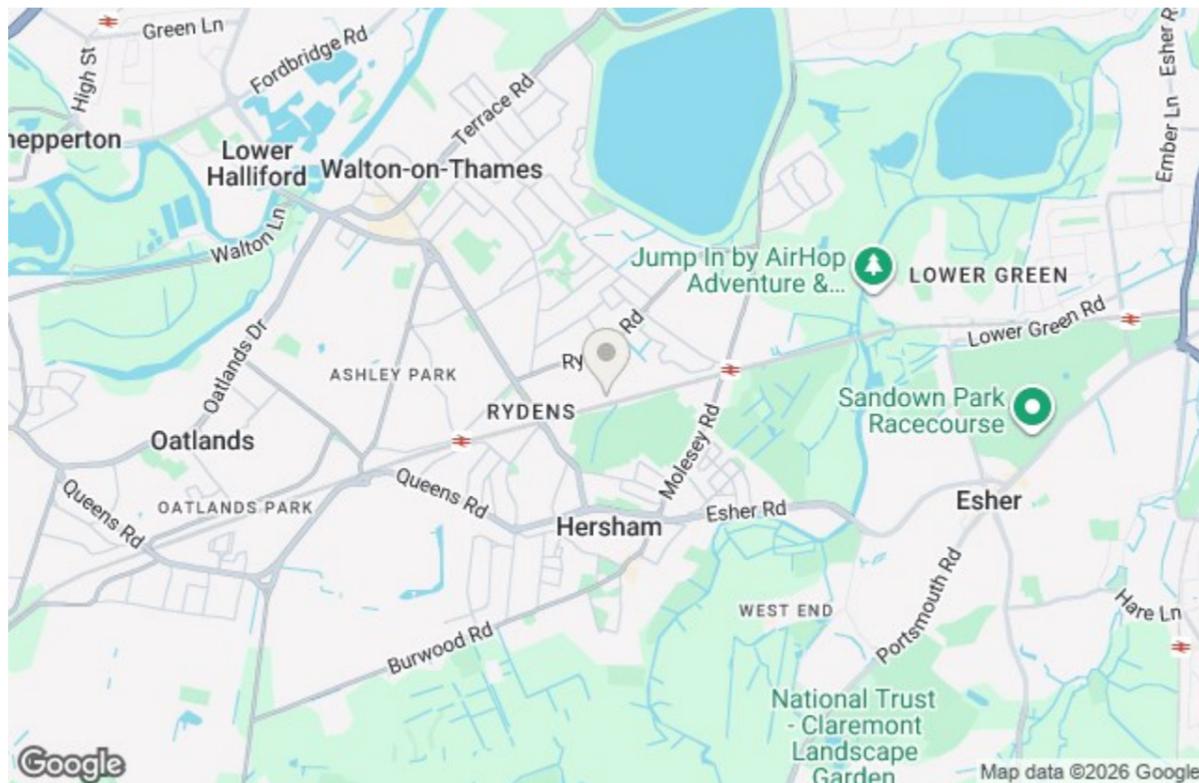
Located on a private road, Stoke Road, Walton-On-Thames, this charming detached bungalow presents an excellent opportunity for both comfortable living and future expansion. Just half a mile from Walton on Thames station, the property boasts convenient access to local amenities and transport links, making it an ideal choice for commuters.

The bungalow features a spacious lounge and dining room, perfect for entertaining guests or enjoying quiet evenings at home. With two well-proportioned bedrooms and a three piece bathroom with shower over the bath, this residence is designed for ease and comfort. The property also benefits from a private drive, providing off-street parking, along with a brick-built garage for additional storage or vehicle accommodation.

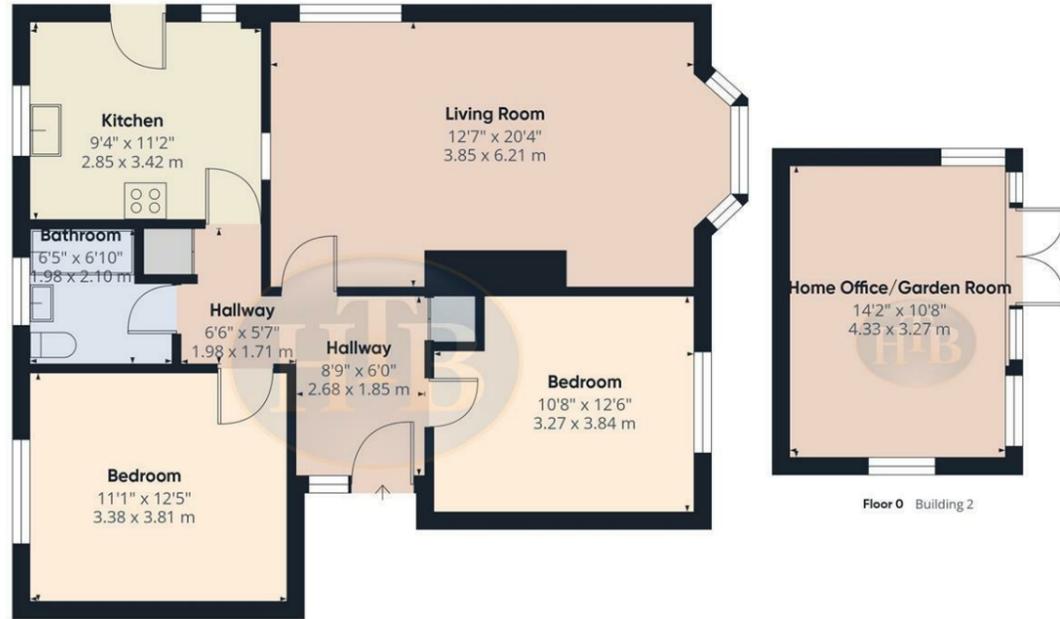
One of the standout features of this home is the generous garden, which not only offers a lovely outdoor space for relaxation but also includes a stunning home office/garden room. This versatile space can serve as a creative retreat, a workspace, or simply a place to unwind.

Moreover, the property comes with planning permission granted, (planning ref: 2023 1418) presenting tremendous scope for upward and outward extension. This potential allows you to tailor the home to your specific needs and desires, making it a fantastic investment for the future.

In summary, this delightful bungalow on Stoke Road is a rare find, combining a secluded setting with ample living space and exciting possibilities for expansion. Whether you are looking to settle down or invest, this property is well worth your consideration.



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Approximate total area⁽¹⁾
1126 ft²
104.7 m²

(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



- PRIVATE ROAD LOCATION
- PLANNING PERMISSION GRANTED TO EXTEND UPWARDS AND OUTWARDS PLANNING REF 2023/1418
- GREAT SIZE GARDEN WITH STUNNING HOME OFFICE/GARDEN ROOM
- SPACIOUS FRONT ASPECT LOUNGE/DINING ROOM
- ELMBRIDGE COUNCIL TAX BAND E

- APPROX 1/2 MILE TO WALTON STATION
- TWO DOUBLE BEDROOMS
- GARAGE AND PRIVATE DRIVE PROVIDING OFF STREET PARKING
- EPC D



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