

## 59, Garden Road, Walton-On-Thames, KT12 2HG

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**£680,000 Freehold**

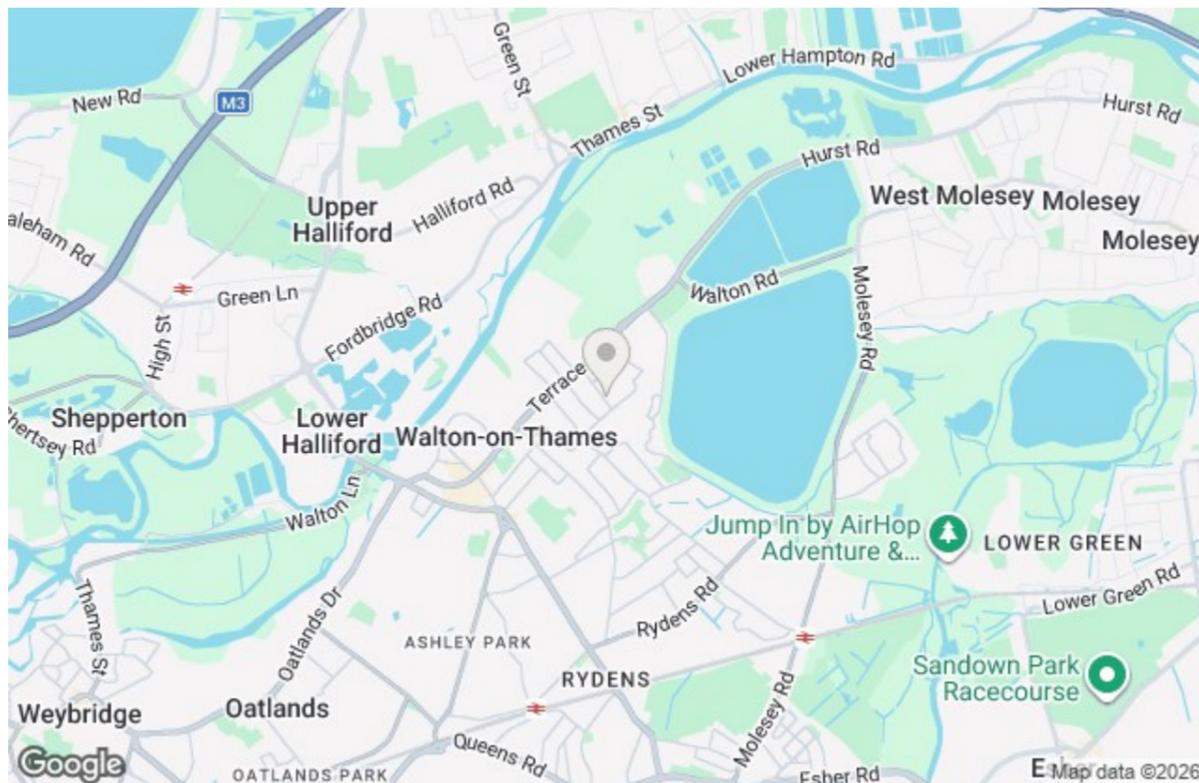
Located on the highly regarded Garden Road, this fully renovated semi-detached home is presented in brand-new condition throughout. Every detail has been updated — from the windows and flooring to the kitchen, bathroom, and décor — making this a genuine turnkey home where everything has been finished to a high standard.

The property offers three generous bedrooms, two bright reception rooms, and a stunning new kitchen fitted with modern appliances and sleek finishes. The bathroom is also brand new, completing the fresh, contemporary feel that runs through the entire house.

Outside, the large rear garden provides an excellent space for families or entertaining, while the private driveway offers parking for up to three cars.

Ideally positioned close to Walton town centre and the River Thames, the home is within easy reach of local shops, schools, and riverside walks.

In short, this is a fully refurbished, move-in ready family home in a fantastic location — perfect for buyers seeking modern living in a well-connected part of Walton-On-Thames.



# Garden Road, Walton-On-Thames, KT12 2HG



- LOCATED ON THE HIGHLY REGARDED GARDEN ROAD
- THREE GENEROUS BEDROOMS AND TWO BRIGHT RECEPTION ROOMS
- BRAND-NEW BATHROOM WITH CONTEMPORARY STYLE
- PRIVATE DRIVEWAY PROVIDING PARKING FOR UP TO THREE CARS
- NO CHAIN
- FULLY RENOVATED AND PRESENTED IN BRAND-NEW CONDITION THROUGHOUT
- STUNNING NEW KITCHEN WITH MODERN APPLIANCES AND SLEEK FINISHES
- LARGE REAR GARDEN IDEAL FOR FAMILIES AND ENTERTAINING
- CLOSE TO WALTON TOWN CENTRE, SCHOOLS, AND RIVERSIDE WALKS

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