

49, Terrace Road, Walton-On-Thames, KT12 2SP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	69
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



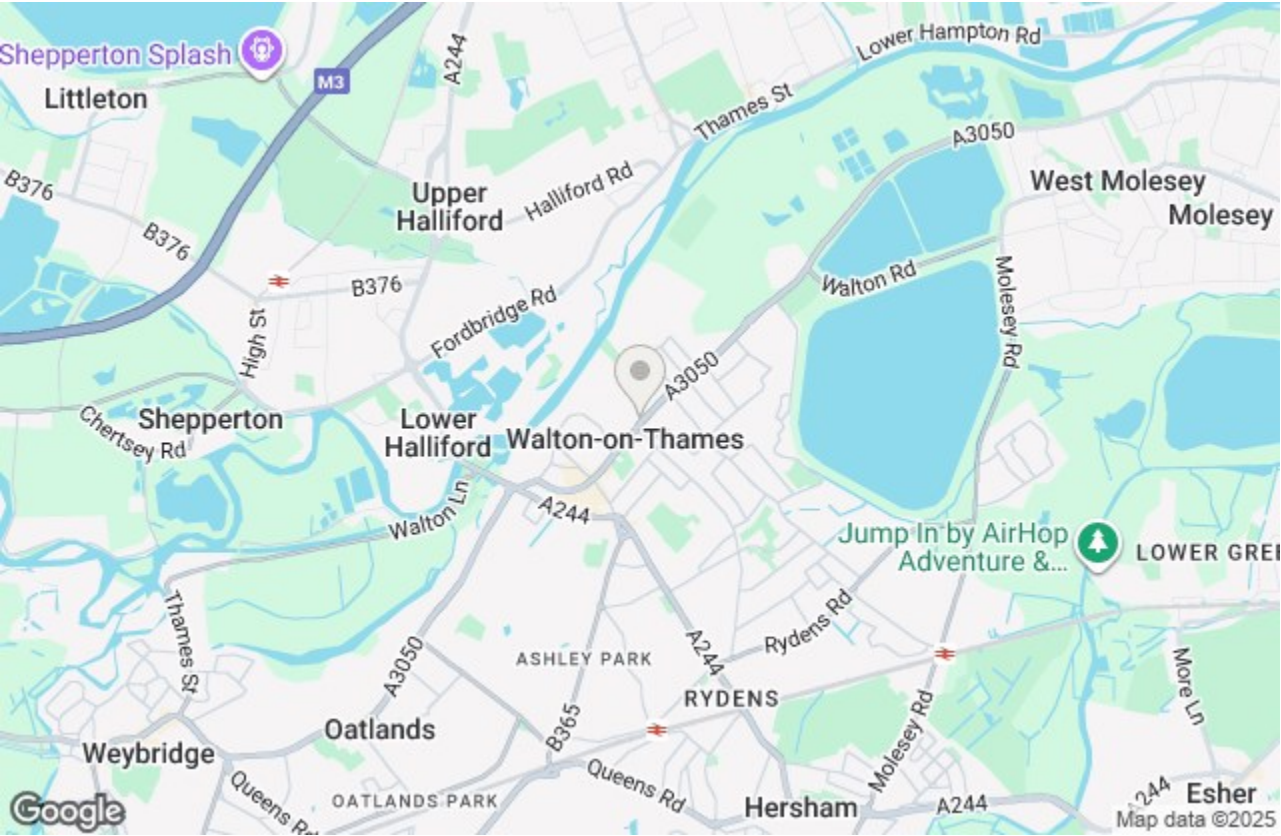
Offers In Excess Of £729,950 Freehold

Nestled on the charming Terrace Road in Walton-On-Thames, this beautifully presented semi-detached house is a perfect family home. Boasting four bedrooms, this property offers ample room for a growing family or those who enjoy hosting guests. The house features two well-appointed bathrooms, ensuring convenience for all residents.

As you enter, you will be greeted by a welcoming entrance hallway which gives access to two inviting reception rooms, both with feature fireplaces, providing versatile spaces for relaxation and entertainment. Another stand-out highlight of the ground floor is undoubtedly the stunning modern kitchen/breakfast room, which is designed to be both functional and stylish, making it a delightful space for culinary enthusiasts. Adjacent to the kitchen, the conservatory offers a lovely view of the expansive rear garden, creating a seamless connection between indoor and outdoor living.

The large rear garden is a true gem, providing a private oasis for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, the property includes off-street parking, adding to the convenience of this delightful home.

This characterful family residence is ideally situated in a sought-after area, within walking distance of local shops, river Thames, Walton town centre and popular schools, making it a wonderful opportunity for those looking to settle in Walton-On-Thames. With its blend of modern amenities and charming features, this property is sure to impress. Don't miss the chance to make this house your new home.



Terrace Road, Walton-On-Thames, KT12 2SP



- FOUR BEDROOM FAMILY HOME
 - THREE RECEPTION ROOMS
 - CONSERVATORY OVERLOOKING REAR GARDEN
 - OFF STREET PARKING ON PRIVATE DRIVE
 - MODERN FAMILY BATHROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
 - MODERN FITTED KITCHEN/BREAKFAST ROOM
 - LARGE REAR GARDEN
 - DOWNSTAIRS WC/SHOWER ROOM
 - CLOSE TO TOWN, RIVER AND POPULAR SCHOOLS

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

