


17, Kings Gardens, Walton-On-Thames, KT12 2DW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(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 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
		



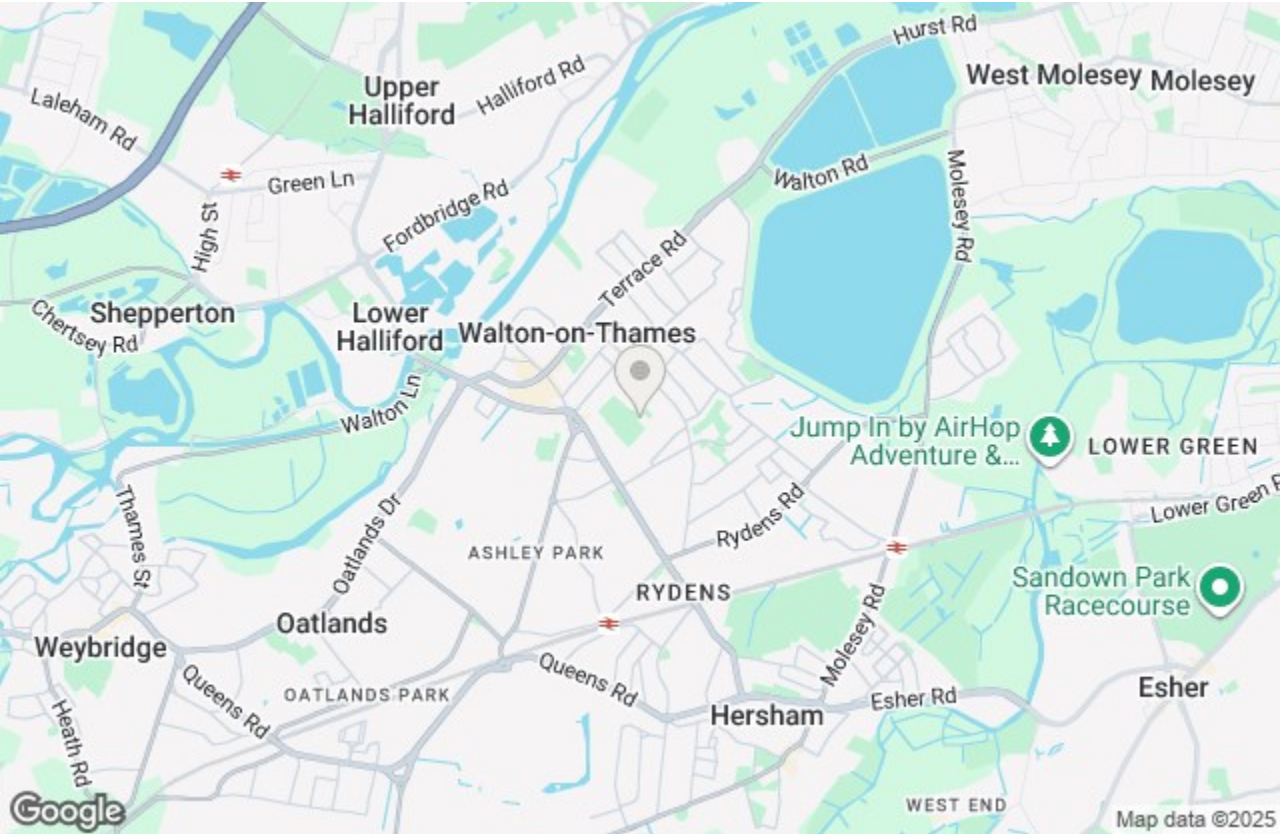
Offers In Excess Of £1,000,000 Freehold

Nestled in the exclusive private cul de sac of Kings Gardens, Walton-on-Thames, this stunning five-bedroom semi-detached house offers a perfect blend of comfort and elegance. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The large master bedroom is a true highlight, featuring a beautiful ensuite shower and a dressing room with ample storage plus separate walk in wardrobe and 'Juliet' balcony.

With five well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The two bathrooms are tastefully designed, catering to the needs of a busy household. The property is immaculately presented throughout, showcasing modern finishes and a welcoming atmosphere.

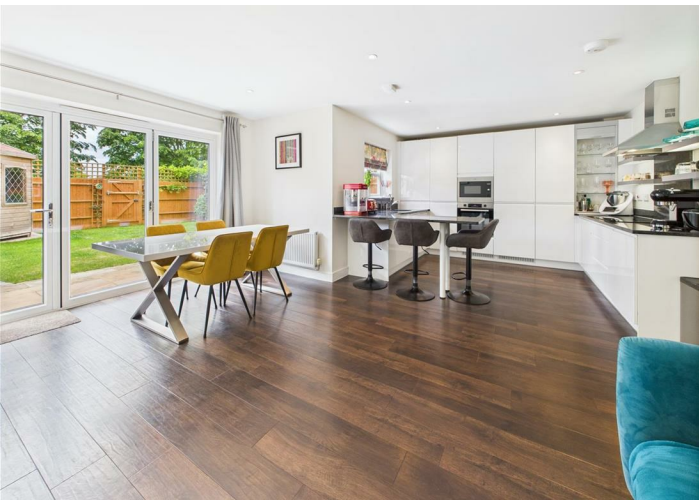
One of the standout features of this residence is its picturesque setting, backing onto a park that offers far-reaching views, perfect for enjoying the outdoors. Additionally, the property is conveniently located close to the town centre and mainline station, making it an excellent choice for commuters and those who appreciate easy access to local amenities.

The sunny rear garden is accessed via the modern bi-fold doors and offers the perfect space to entertain on the large private patio. The well maintained lawn is complemented with mature tree and shrub borders and the





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- FIVE BEDROOMS
  - DOWNSTAIRS WC/UTILITY ROOM
  - BEAUTIFUL CUL DE SAC BACKING ONTO PARK
  - SEPARATE LIVING ROOM
  - SHORT WALK TO TOWN CENTRE AND STATION
- LARGE MASTER BEDROOM WITH ENSUITE AND DRESSING ROOM
  - OFF STREET PARKING ON PRIVATE DRIVE
  - STUNNING OPEN PLAN KITCHEN/DINING ROOM
  - TWO MODERN BATHROOMS
  - IMMACULATELY PRESENTED THROUGHOUT

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

