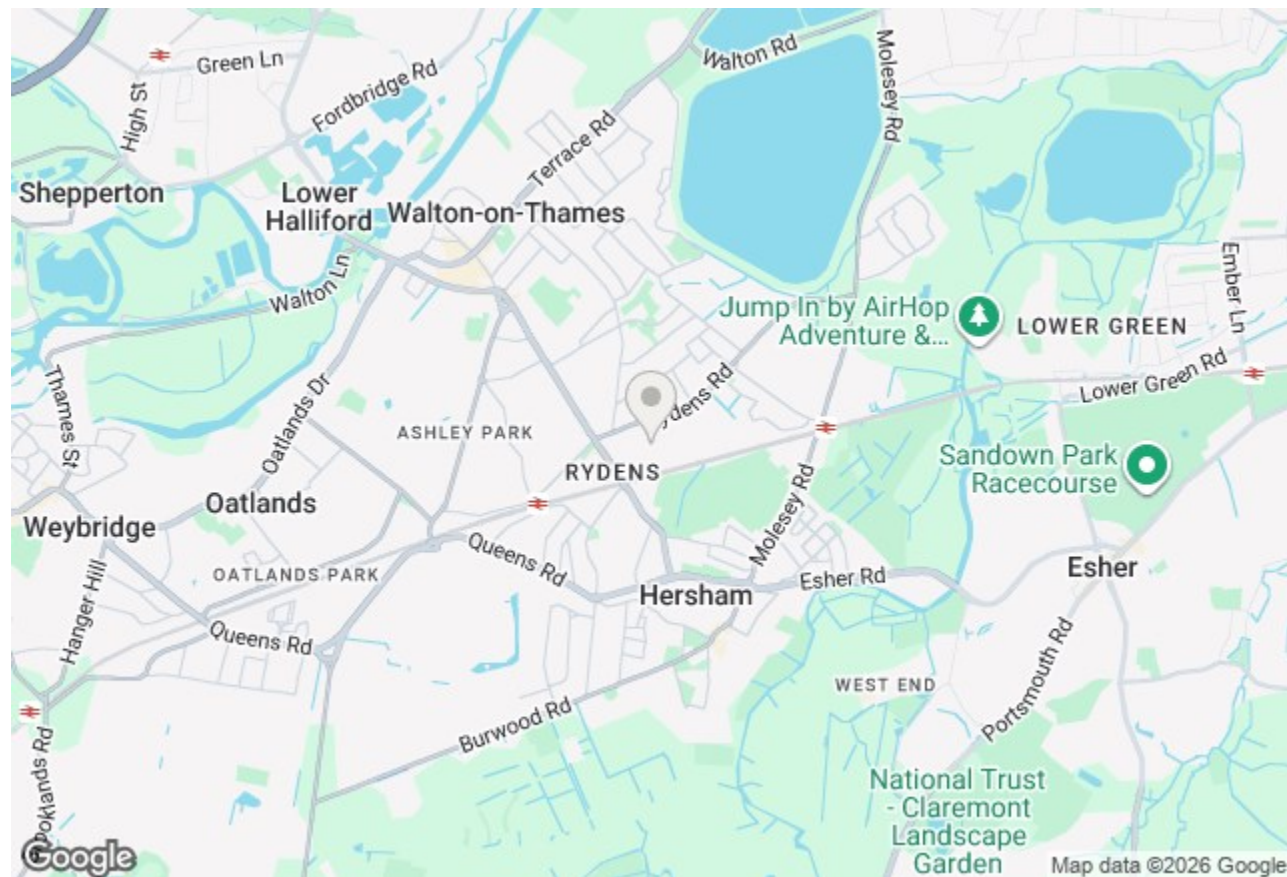


19, St. Martins Drive, Walton-On-Thames, KT12 3BW

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		
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	



£895,000 Freehold

NO CHAIN - We are delighted to offer this detached four bedroom family home which has been well cared for by the present owners. St Martins Drive is located in the ever popular Rydens area just a short walk from Walton on Thames mainline station, local shops and restaurants at The Halfway plus the popular local schools.

Offered for sale with no onward chain, the accommodation briefly includes an entrance porch with access to the larger than average integral garage and welcoming entrance hallway and downstairs WC. The bright and airy living room gives access to the private garden and doors open onto the separate dining room. Towards the rear of the home is the extended open plan conservatory bringing through natural light in abundance and providing the perfect space to entertain in the open plan modern kitchen which is fitted with a good range of shaker style eye and base level units, granite work surfaces and breakfast bar.

On the first floor the bright landing gives access to the four bedrooms and modern family bathroom. The master bedroom includes a modern ensuite shower room.

Externally the sunny rear garden is mainly laid to lawn with a private paved patio, mature tree and shrub borders plus timber shed for storage and greenhouse plus side pedestrian access. To the front the private drive provides off street parking for several vehicles and access to the garage.

Internal viewings are highly recommended and can be arranged by contacting our Walton office on 01932 222266.

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

sales@htbproperty.com
lettings@htbproperty.com



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

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Surrey KT8 0DP
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St. Martins Drive, Walton-On-Thames, KT12 3BW



- FOUR BEDROOMS
- NO ONWARD CHAIN
- CLOSE TO LOCAL SHOPS AND SCHOOLS
- LARGER THAN AVERAGE INTEGRAL GARAGE
- PRETTY REAR GARDEN
- DETACHED FAMILY HOUSE
- CLOSE TO MAINLINE STATION
- THREE RECEPTION ROOMS
- DOWNSTAIRS WC
- MUST BE SEEN

