

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 

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



Offers In Excess Of £700,000 Freehold

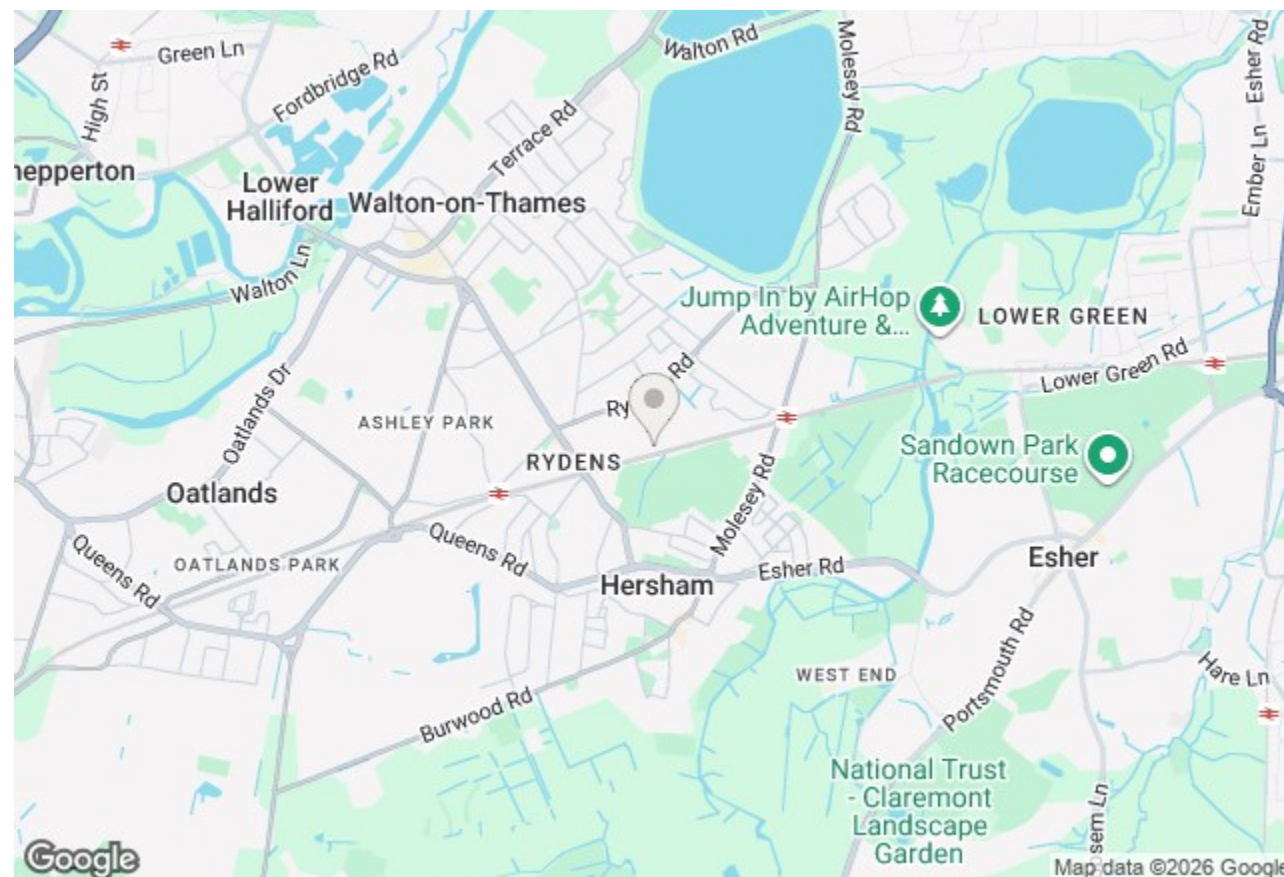
Located on a private road, Stoke Road, Walton-On-Thames, this charming detached bungalow presents an excellent opportunity for both comfortable living and future expansion. Just half a mile from Walton on Thames station, the property boasts convenient access to local amenities and transport links, making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



INDEPENDENT ESTATE AGENTS

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