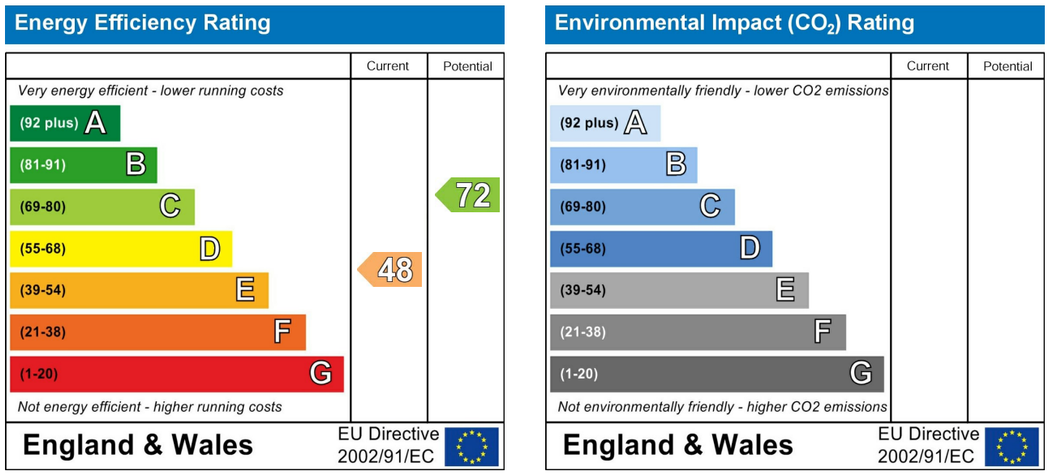
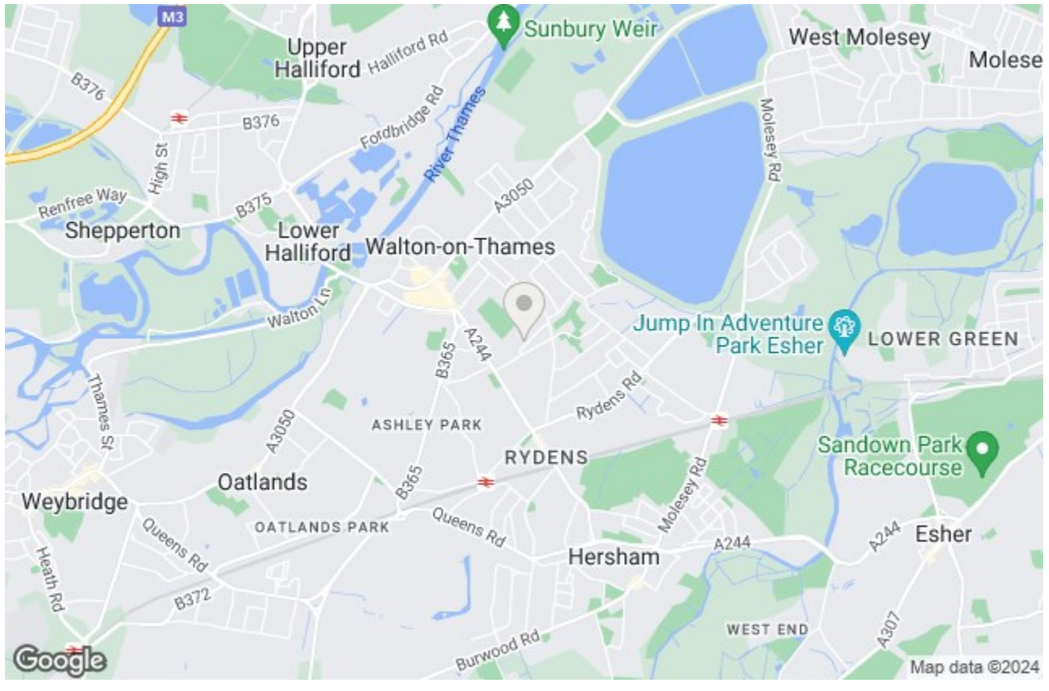
39, Crutchfield Lane, Walton-On-Thames, KT12 2QY

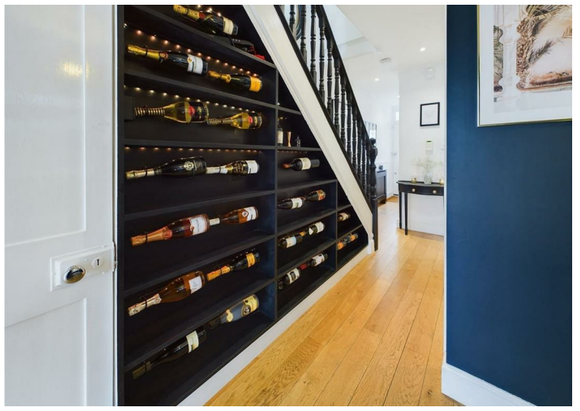


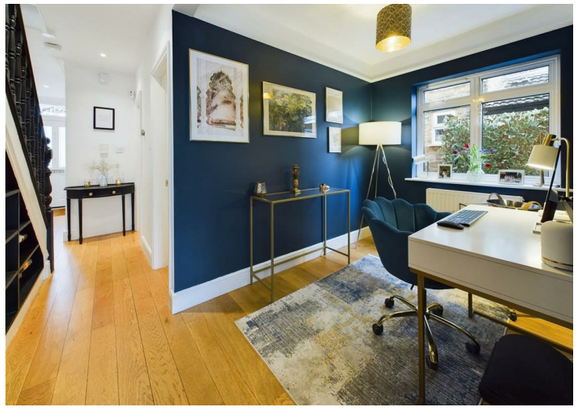


£975,000 Freehold

Beautiful period detached family home which has been recently renovated to a particularly high standard by the present owners and close to both Walton on Thames mainline station and just a short walk to Walton town centre. Built in 1901 it still has many of its original features and a wealth of character and charm throughout. The property has already been skilfully extended but has the potential to extend further into the loft if desired with planning permission granted for two further bedrooms and bathroom (plans available to view at HTB). The beautifully presented accommodation briefly includes a welcoming entrance hall with large under stairs store and oak wood flooring which flows through most of the ground floor; bay fronted living room with feature period fireplace and open fire & modern downstairs WC. The separate utility room provides space and plumbing for washing machine and tumble dryer with modern eye and base level units. The study/family room provides a great space for an office or reception room to relax and enjoy the light that flows in from the large side window but also overlooks the feature wine display which has been cleverly integrated with LED lights within the side wall of the stairs. The large open plan kitchen/dining room is fitted with modern eye and base units and drawers with built in appliances to include wine cooler, range cooker, microwave and dishwasher, all complimented with 'Calacatta Gold' quartz worktops and with the Velux windows bringing in light in abundance, makes for the perfect space to entertain. To the first floor you will find three good size bedrooms and a luxury four piece bathroom with large walk in shower and bath with Italian designer marble tiles. Externally the studio room would make a fantastic gym, games room or home office and overlooks the large rear garden which is mainly laid to lawn with mature shrubs and numerous fruit trees. To the front is a private drive with ample parking. NO CHAIN.

Crutchfield Lane, Walton-On-Thames, KT12 2QY





- PLANNING PERMISSION GRANTED TO EXTEND AND ADD VALUE PLANNING REF 2023/3077
- SHORT WALK TO WALTON STATION (LONDON WATERLOO APPROX 26 MINS)
- GARDEN STUDIO ROOM IDEAL FOR A HOME OFFICE, GAMES ROOM OR GYM
- OPEN PLAN KITCHEN/DINING/LIVING AREA OVERLOOKNG THE REAR GARDEN
- UTILITY ROOM
- NO ONWARD CHAIN
- STUNNING PERIOD HOUSE IN CUL-DE-SAC LOCATION
- THREE BEDROOMS
- LOUNGE WITH FEATURE FIREPLACE
- DOWNSTAIRS CLOAKROOM

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