



47, Franklyn Road, Walton-On-Thames, KT12 2LQ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	74
(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 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
		



£800,000 Freehold

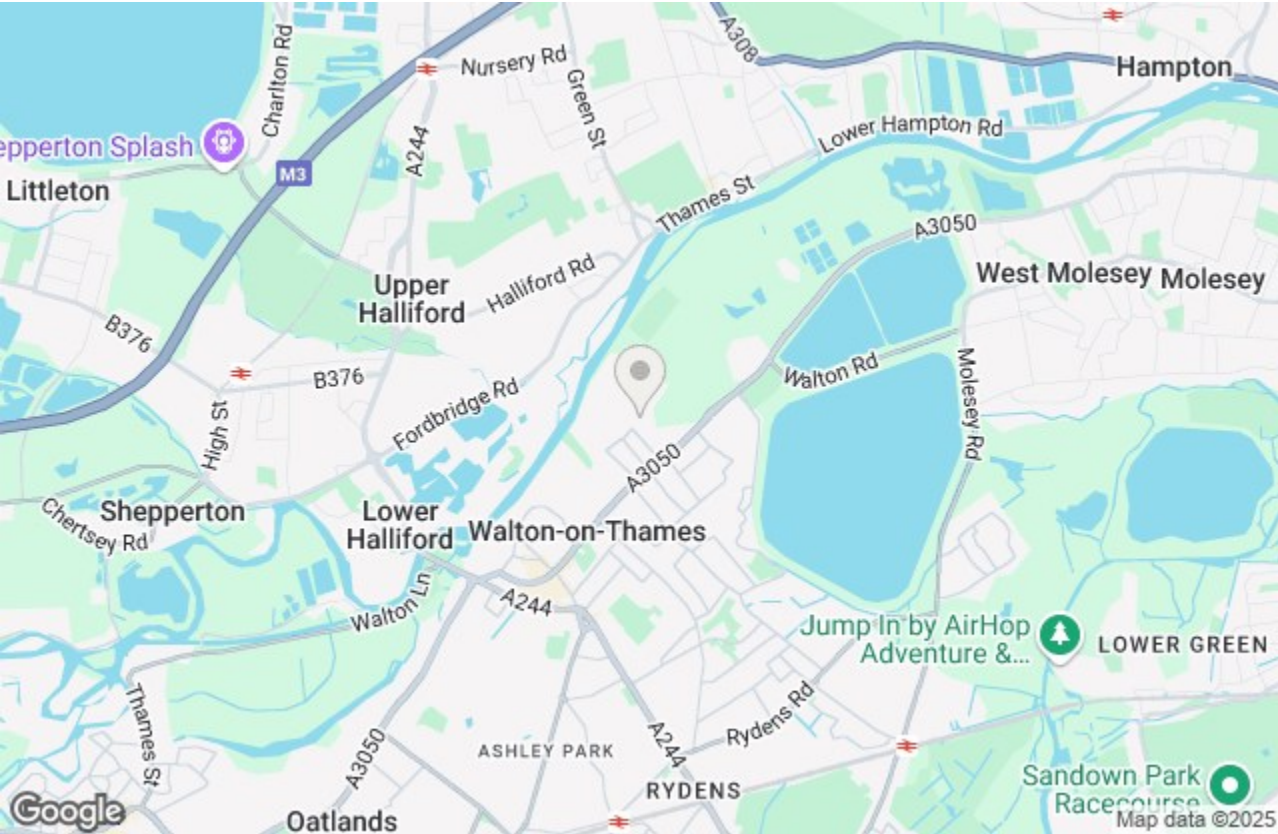
We are delighted to offer this detached chalet style family bungalow enjoying a bold corner plot in a quiet cul de sac close to local shops, river Thames towpath and popular schools.

The property has been well cared for throughout and offers flexible accommodation to include a welcoming entrance hallway, bright and airy living room with feature fireplace and double doors opening to the separate dining room. The modern kitchen is fitted with a good range of units and drawers with ample work tops and butler style sink. The separate utility room gives access to the modern downstairs WC. On the ground floor, two generous size double bedrooms are serviced by the modern three piece family bathroom.

Open tread stairs lead to the second floor where you will find another two bedrooms plus access in the eaves to a further room/study.

Externally the rear garden is beautifully landscaped with many mature tree, shrub and flower borders providing an element of seclusion with the advantage of side pedestrian access to the detached garage at the side. To the front the pretty garden is gated with a long private drive to the side providing parking for several vehicles.

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



Franklyn Road, Walton-On-Thames, KT12 2LQ



- FOUR BEDROOMS PLUS STUDY
 - BEAUTIFUL SUNNY GARDEN
 - DETACHED GARAGE AND LARGE PRIVATE DRIVE
 - UTILITY ROOM AND DOWNSTAIRS WC
 - CLOSE TO RIVER AND LOCAL SCHOOLS
- DETACHED CHALET STYLE
 - CORNER PLOT WITH SPACE TO SIDE
 - MODERN FITTED KITCHEN/BREAKFAST ROOM
 - LARGE LIVING ROOM WITH SEPARATE DINING ROOM
 - PRIVATE ROAD SETTING

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

