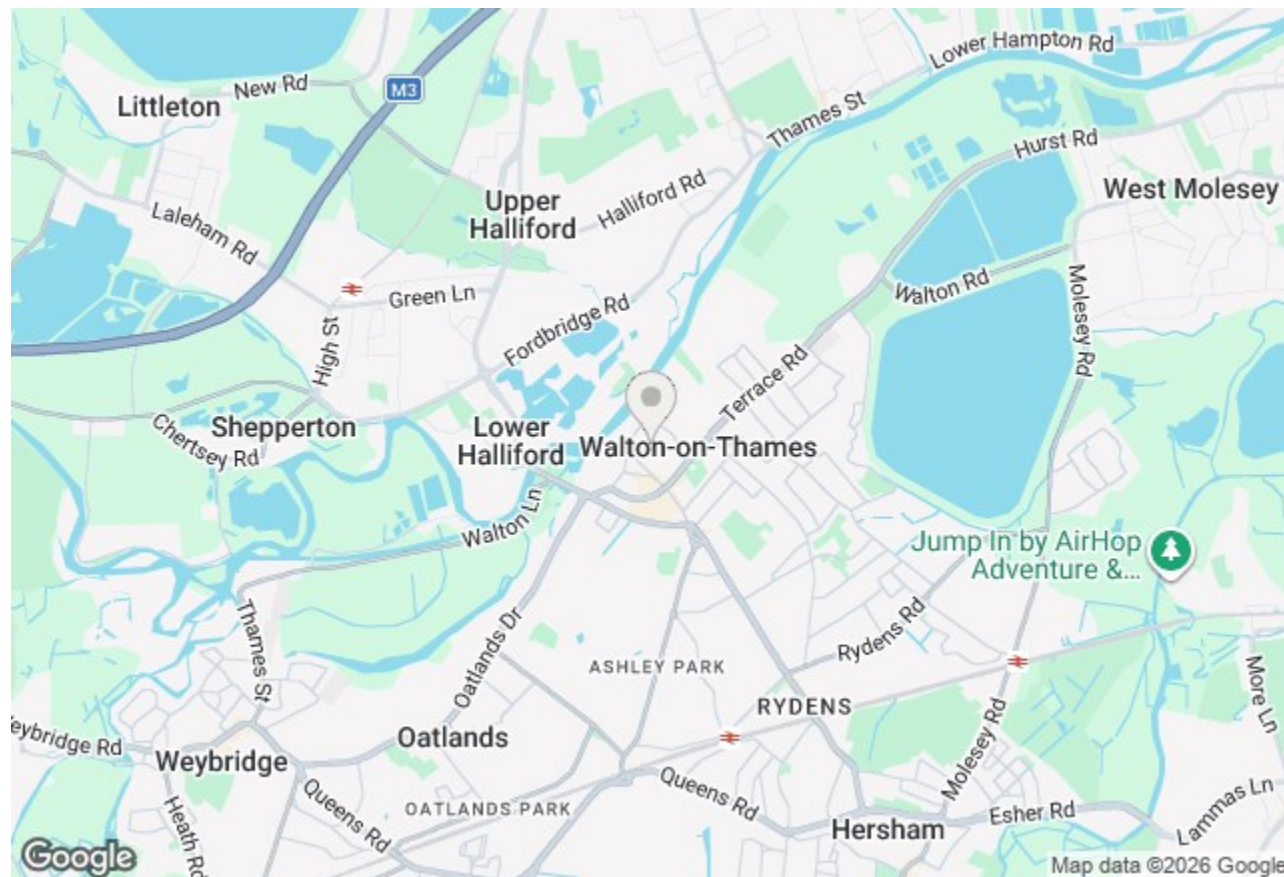


Harmes Turner Brown

21, Dale Road, Walton-On-Thames, Surrey, KT12 2PY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	83
(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	



£850,000 Freehold

Conveniently located in the sought-after area of Dale Road, Walton-On-Thames, this charming detached four-bedroom chalet bungalow offers a delightful blend of comfort and convenience. Situated close to the local town centre and the picturesque River Thames, this property is perfect for those seeking a tranquil yet accessible lifestyle.

On the ground floor you are welcomed by a spacious lounge and dining room, enhanced by a Velux skylight that floods the space with natural light, creating an inviting atmosphere for both relaxation and entertaining. The spacious kitchen/breakfast room has a great range of units, space for the usual appliances and picture window overlooking the gardens. The layout is thoughtfully designed, featuring a downstairs shower room for added convenience, alongside two good size bedrooms, one of which is ensuite. A family bathroom located upstairs with two further bedrooms.

One of the standout features of this property is the generous size of the sunny rear garden. It is a true haven, adorned with mature trees and shrubs, providing a peaceful retreat from the hustle and bustle of daily life. Additionally, the garden includes a small greenhouse and a store shed, perfect for gardening enthusiasts or those in need of extra storage.

With no onward chain, this property presents an excellent opportunity for prospective buyers looking to move in without delay. Whether you are a growing family or seeking a spacious home with potential, this chalet bungalow on Dale Road is a must-see. Embrace the charm of Walton-On-Thames and make this delightful property your new home.

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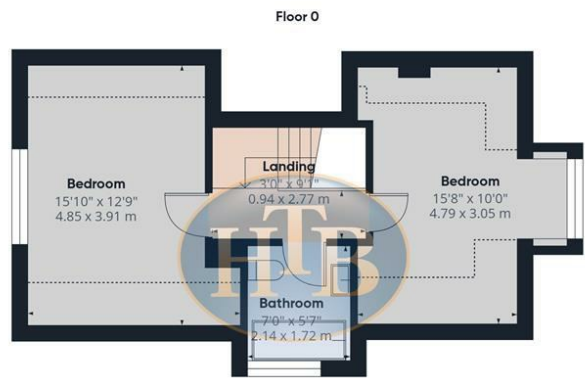
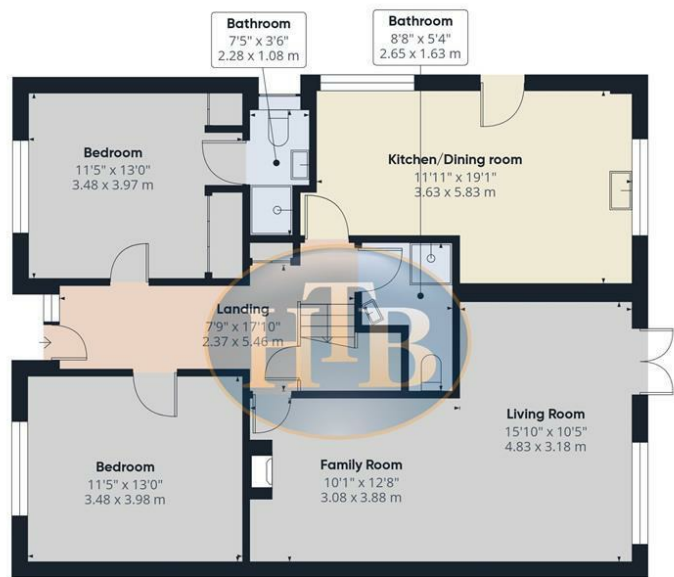
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Approximate total area^m
1407 ft²
130.5 m²

Reduced headroom
112 ft²
10.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- DETACHED CHALET BUNGALOW
- FOUR BEDROOMS
- NO ONWARD CHAIN
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- GENEROUS SIZE REAR GARDEN WITH MATURE TREES AND SHRUBS
- POPULAR RESIDENTIAL ROAD CLOSE TO RIVER THAMES AND TOWN CENTRE
- MASTER BEDROOM WITH ENSUITE SHOWER
- OFF STREET PARKING ON PRVITE DRIVE
- BRIGHT AND AIRY LIVING ROOM WITH SKY LIGHTS
- INTERNAL VIEWINGS RECOMMENDED