

## 24, Woodside Avenue, Walton-On-Thames, KT12 5LG

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	<b>74</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



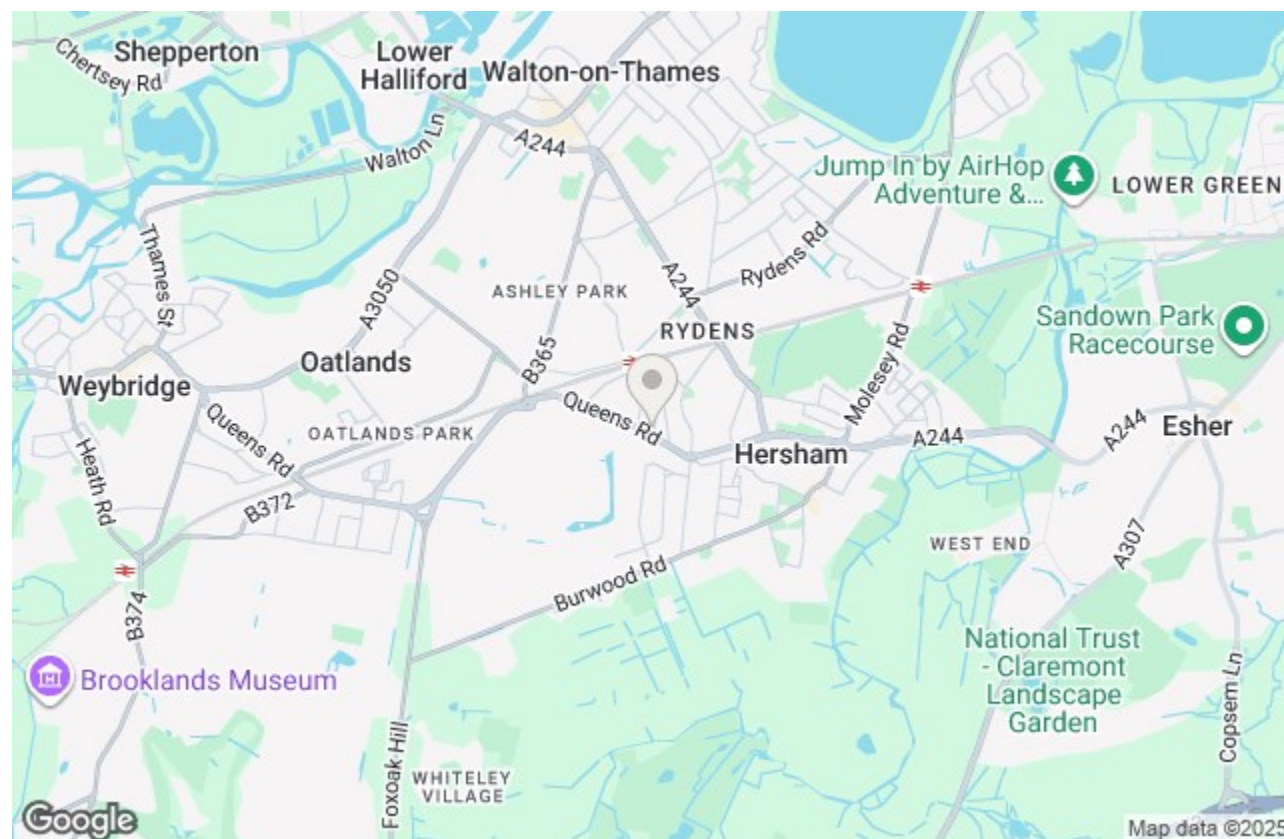
### Offers In Excess Of £1,500,000 Freehold

Nestled on the charming Woodside Avenue in Hersham, Walton-On-Thames, this exquisite detached family home is beautifully presented throughout and offers a perfect blend of character and modern living and conveniently located just a short walk to Walton on Thames mainline station and popular schools.

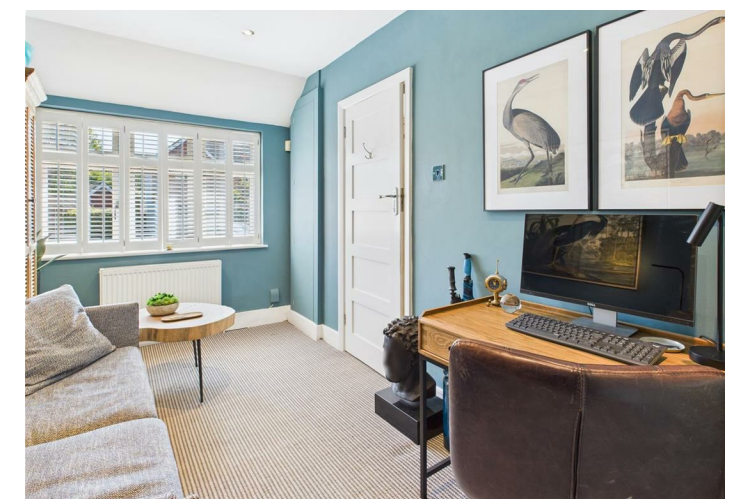
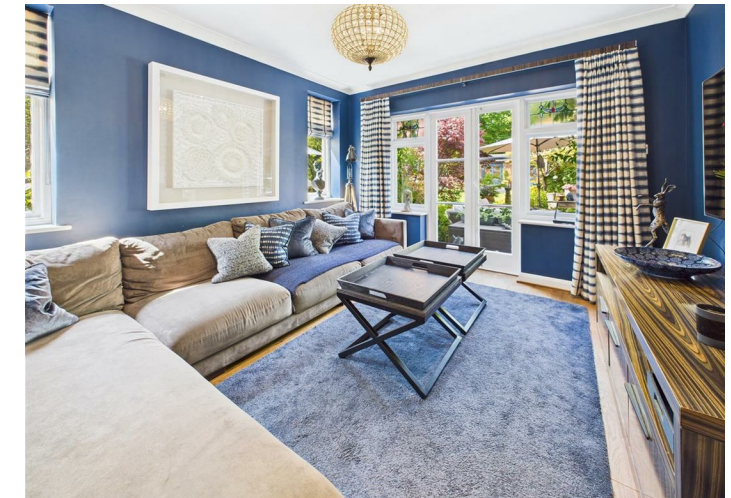
The main residence has been skilfully extended with four generous reception rooms but also boasts four well-appointed bedrooms, ensuring comfort and privacy for all family members. With two bathrooms, a downstairs cloakroom, morning routines will be a breeze, accommodating the needs of a busy household. The property also features a separate one bedroom annexe complete with a further modern en suite, fitted kitchen and living room providing a versatile space that could serve as a guest suite, home office, or creative studio. The one bedroom annexe also has use of its' own private garden.

The beautifully presented interiors exude charm and warmth, enhanced by thoughtful extensions that maximise space and light. Step outside to discover a stunning landscaped garden with mature tree and shrub borders providing an element of seclusion, perfect for enjoying sunny days and hosting outdoor gatherings. This delightful outdoor space also includes a multi-purpose detached studio room and the feature BBQ hut offers another space to entertain all year round.

In summary, this remarkable property on Woodside Avenue is a rare find, combining spacious living, character, annexe and a prime location. It is a wonderful opportunity for those seeking a family home that is both inviting and functional. Do not miss the chance to make this enchanting house your new home.



# Woodside Avenue, Walton-On-Thames, KT12 5LG



Floor 1 Building 1

Floor 0 Building 1



Floor 0 Building 2

Floor 0 Building 3



Approximate total area<sup>(1)</sup>  
2661 ft<sup>2</sup>  
247.2 m<sup>2</sup>

Reduced headroom  
174 ft<sup>2</sup>  
16.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

- DETACHED FAMILY HOME
- STUNNING LANDSCAPED GARDEN WITH GARDEN ROOM & BBQ HUT
- ENSUITE TO MASTER BEDROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- FIVE RECEPTION ROOMS (INCLUDING ANNEXE)
- SEPARATE ONE BEDROOM ANNEXE WITH MODERN KITCHEN AND ENSUITE
- FIVE BEDROOMS (INCLUDING ANNEXE)
- OFF STREET PARKING ON PRIVATE DRIVE FOR FOUR CARS
- MODERN KITCHEN AND SEPARATE UTILITY ROOM
- MUST BE SEEN

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