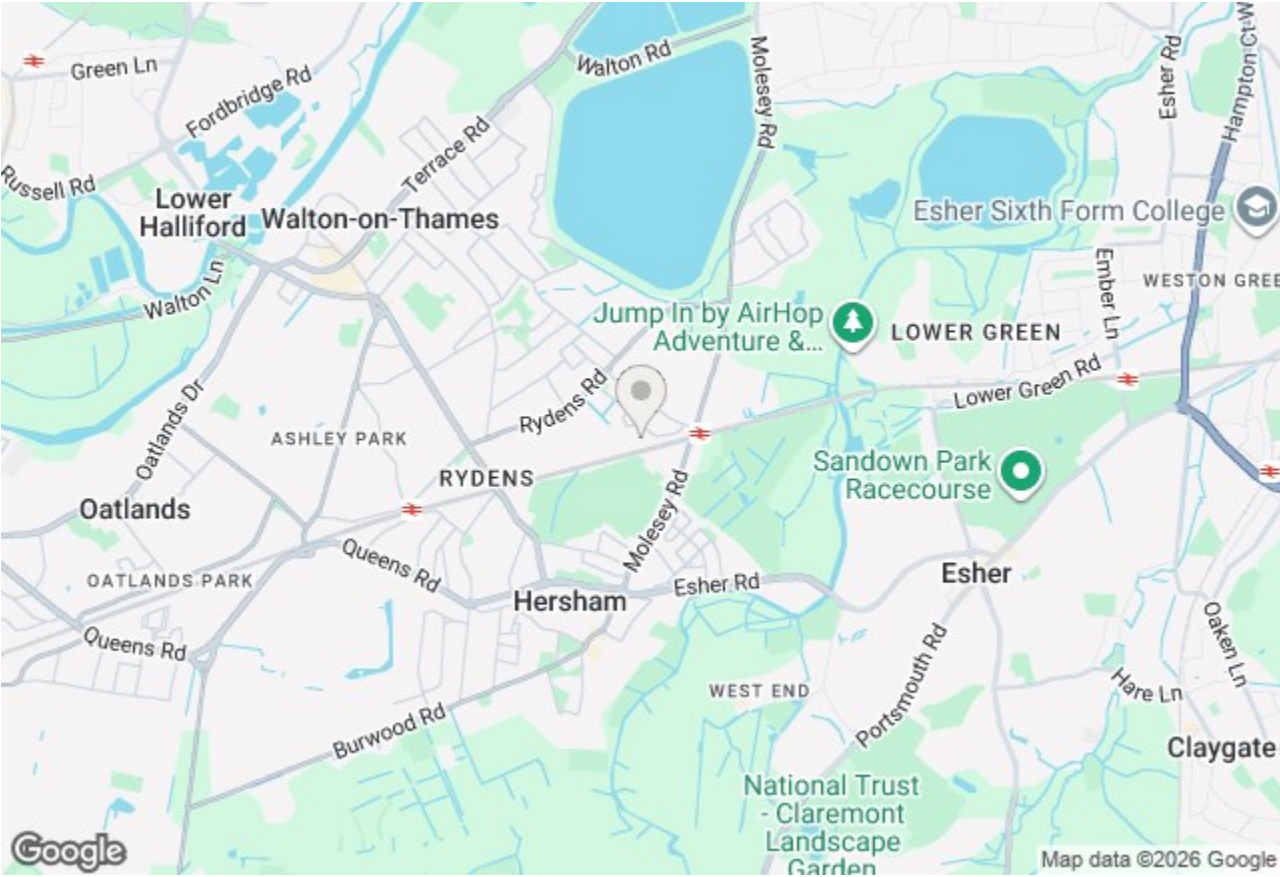


1, Milton Road, Walton-On-Thames, KT12 3HB

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



£825,000 Freehold

Conveniently positioned in Milton Road in Walton-On-Thames, this charming detached family home offers a perfect blend of space and comfort. With four well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment. The house has been thoughtfully extended, providing ample living space that includes two inviting reception rooms, perfect for both relaxation and entertaining.

The heart of the home features a large ground floor area, complete with a striking feature fireplace adorned with a granite surround, creating a warm and inviting atmosphere. The property also boasts a well-appointed bathroom, ensuring convenience for the entire family.

One of the standout features of this residence is the integral double garage, complemented by a private driveway that accommodates two vehicles, providing both security and ease of access. The secluded garden at the rear of the property offers a tranquil retreat, perfect for outdoor activities or simply enjoying the fresh air in privacy.

Situated on a popular residential road, this home is just a short stroll from Hersham mainline station, making commuting a breeze. Additionally, it is conveniently located near well-regarded local schools, making it an excellent choice for families.

In summary, this delightful detached house on Milton Road presents an exceptional opportunity for those seeking a spacious family home in a desirable location. With its generous living areas, private garden, and proximity to transport and schools, it is a property not to be missed.

INDEPENDENT ESTATE AGENTS

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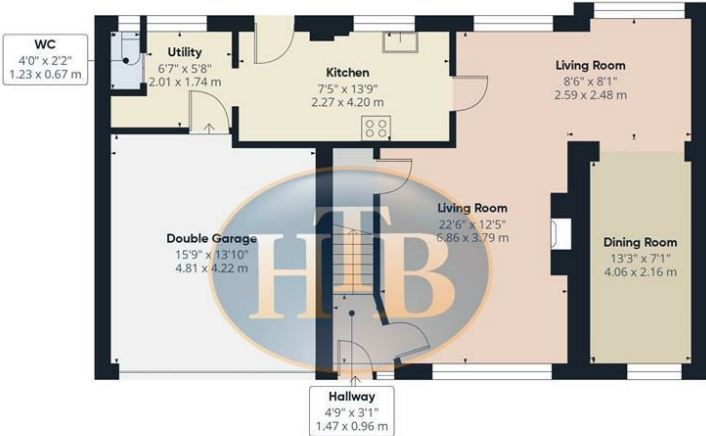
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Floor 0



Floor 1



Approximate total area[®]
1458 ft²
135.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



- DETACHED FAMILY HOME ON CORNER LOCATION
- SPACIOUS ACCOMMODATION INCLUDING EXTENDED GROUND FLOOR RECEPTION
- FITTED KITCHEN WITH LED SPOTS AND KARNDLEAN FLOORING
- FOUR GENEROUS SIZE BEDROOMS
- INTERNAL VIEWINGS RECOMMENDED
- DOUBLE GARAGE WITH PRIVATE DRIVE FOR PARKING
- FEATURE FIREPLACE WITH GRANITE SURROUND
- SHORT WALK TO HERSHAM MAINLINE STATION
- PRIVATE SECLUDED GARDEN TO REAR
- DOWNSTAIRS WC

