

14, Dale Road, Walton-On-Thames, KT12 2PY

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 <sub>2</sub> ) 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	



Offers In Excess Of £775,000 Freehold

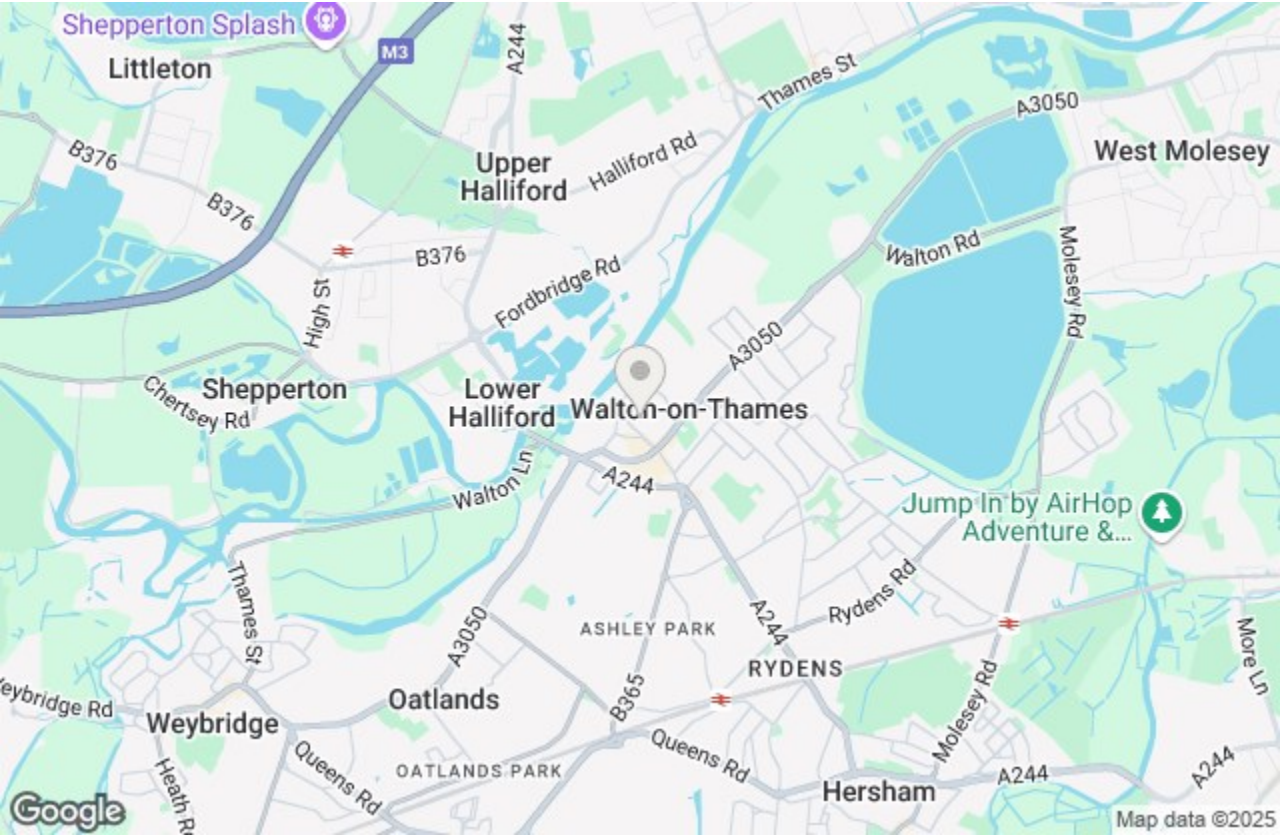
**\*\*LOCATION LOCATION LOCATION\*\*** Nestled on the charming Dale Road in Walton-On-Thames, this beautifully presented detached bungalow offers a perfect blend of comfort and modern living. Including two spacious double rooms, this property is ideal for families or those seeking extra space or perhaps someone down-sizing.

The bungalow has been recently renovated to a high specification, ensuring that every corner of the home is both stylish and functional. The inviting reception room provides a warm welcome, perfect for relaxing or entertaining guests with feature bi-fold doors leading out to the large sunny landscaped garden with mature trees and shrubs and private patio.

The modern fitted kitchen has an open feel with a good range of eye and base level units and drawers plus a separate room for appliances.

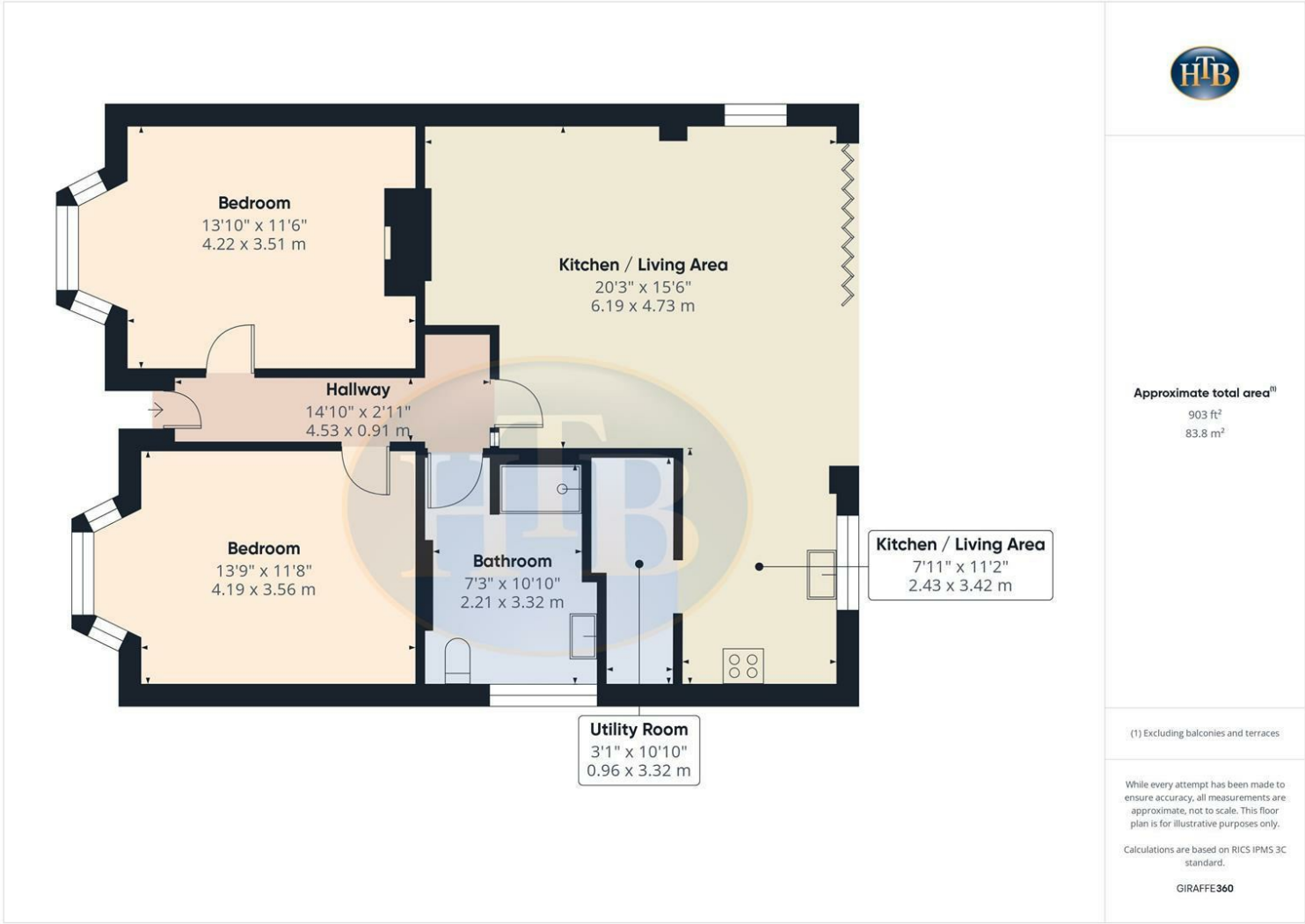
The well-designed family bathroom complements the living space, offering convenience and comfort with a luxury modern suite to include walk in shower, low level WC and wash hand basin with vanity unit below.

One of the standout features of this property is its private drive, providing off-street parking for your convenience. The location is particularly appealing, as it is close to the town centre and the picturesque River Thames,





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- TWO DOUBLE BEDROOMS
  - BEAUTIFULLY PRESENTED THROUGHOUT
  - MODERN FITTED KITCHEN WITH UTILITY ROOM
  - CLOSE TO RIVER THAMES TOWPATH
  - OFF STREET PARKING ON PRIVATE DRIVE
- DETACHED FAMILY BUNGALOW
  - MODERN FAMILY BATHROOM
  - CLOSE TO TOWN CENTRE
  - SKILFULLY EXTENDED
  - 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

