


2, Royston Close, Walton-On-Thames, KT12 2TB

| 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 |                                                                                                           |           |
|                                             | 72                                                                                                        | 76        |
| England & Wales                             | 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) A                                                     |                                                                                                             |           |
| (81-91) B                                                       |                                                                                                             |           |
| (69-80) C                                                       |                                                                                                             |           |
| (55-68) D                                                       |                                                                                                             |           |
| (39-54) E                                                       |                                                                                                             |           |
| (21-38) F                                                       |                                                                                                             |           |
| (1-20) G                                                        |                                                                                                             |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                             |           |
|                                                                 |                                                                                                             |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |



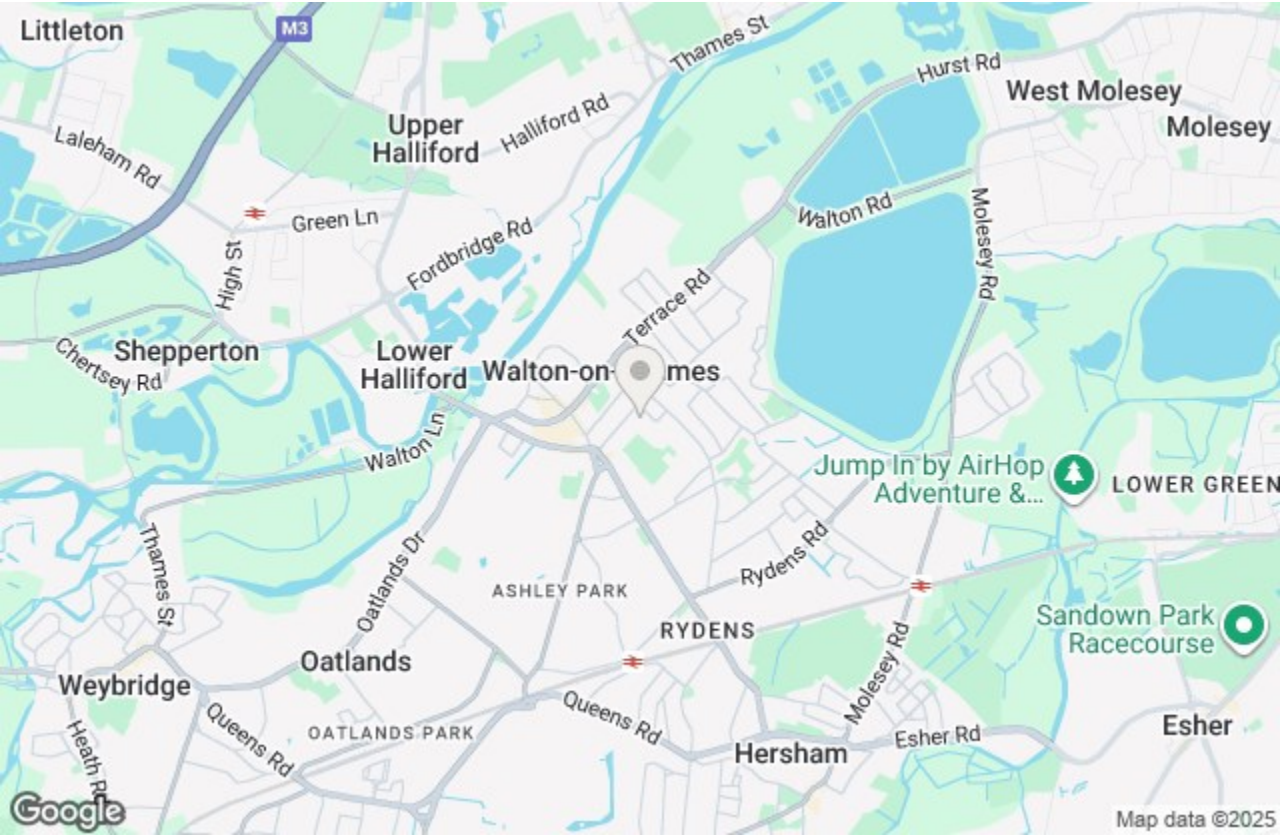
Per Calendar Month £2,650 Per Calendar Month

In the sought-after Royston Close in Walton-on-Thames, this spacious four-bedroom house offers an ideal family home in a highly convenient location. Just a short walk from the town centre, residents have easy access to local shops, restaurants, and transport links, while the nearby river provides pleasant riverside walks and leisure opportunities. The property is available immediately and is offered unfurnished.

The ground floor features two generous reception rooms, providing versatile space for family living and entertaining, complemented by a bright conservatory. The modern kitchen is practical and well-equipped, ready for daily use.

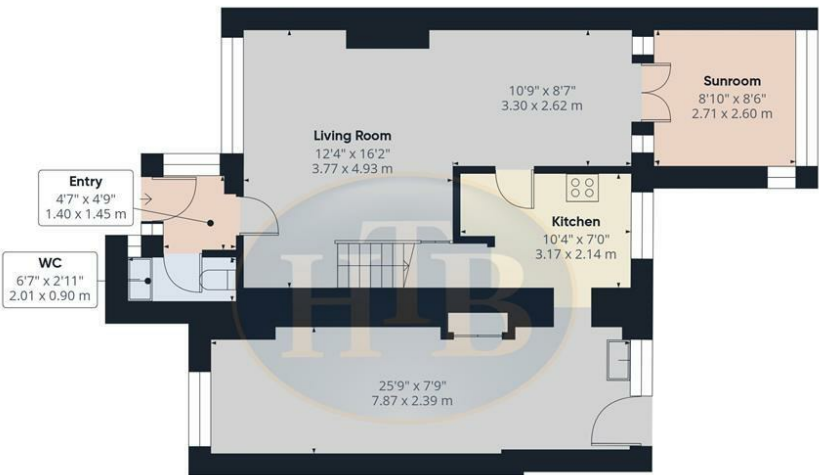
On the first floor, their the master bedroom benefits from an en-suite bathroom, with three further bedrooms providing ample space for family or guests.

Externally, the property includes a driveway offering off-street parking. With its excellent location, flexible living space, and immediate availability, this home is a fantastic rental opportunity in Walton-on-Thames.

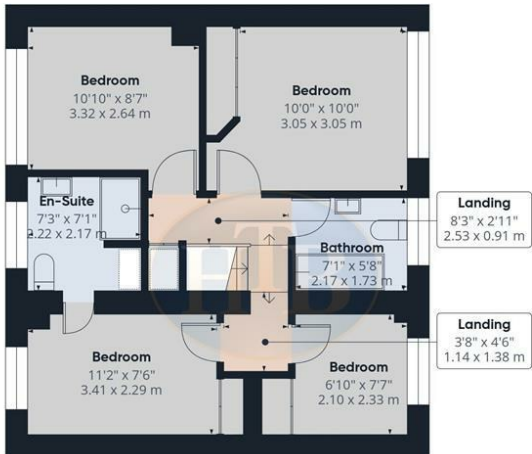




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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1208 ft<sup>2</sup>  
112.2 m<sup>2</sup>

(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



- AVAILABLE NOW
- OFF STREET PARKING
- MASTER BEDROM WITH EN-SUITE
- MODERN KITCHEN
- FOUR BEDROOM
- SHORT WALK TO TOWN CENTRE & RIVER
- LARGE LIVING SPACE

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