

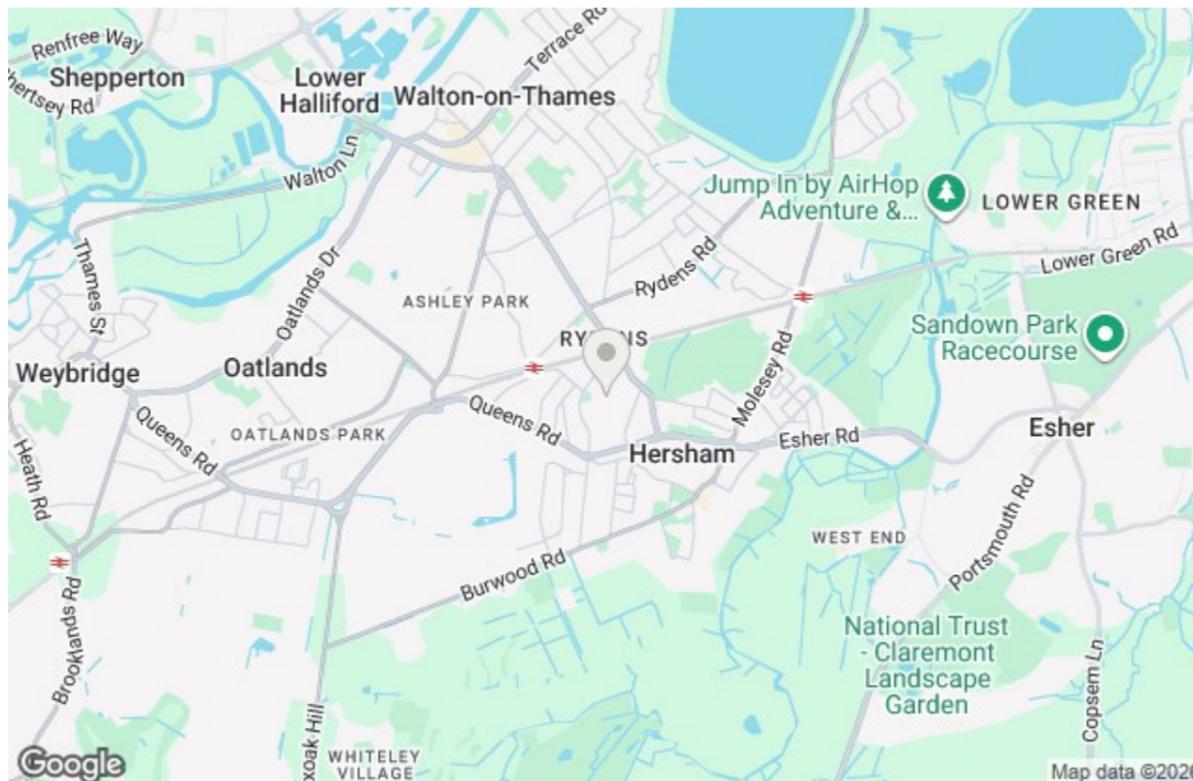
44, Garrick Close, Walton-On-Thames, KT12 5PA

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	



£1,395,000 Freehold



We are delighted to offer this four bedroom detached family home conveniently located in a popular quiet tree lined avenue just a few minutes' walk from Walton on Thames mainline station (30 mins to London Waterloo). The property is beautifully presented throughout and offers a wealth of character and period 1930's charm while having been updated with many modern eco features.

A welcoming entrance hallway with wood flooring and modern downstairs cloakroom, leads to a bay fronted sitting room and separate dining room both with feature fireplaces. Double doors open onto the large family room which overlooks the south facing rear garden. Leading off the family room is a utility and laundry area with walk in shower plus access to the integral garage.

The modern fitted kitchen/breakfast room includes a Rangemaster cooker and american style fridge, attractive oak wood surfaces and sky lights add to the bright and airy space. The turning staircase leads to the first floor landing with access to all four bedrooms, the master of which includes a modern ensuite shower.

The family bathroom is fitted with a modern three piece suite with shower over bath, pedestal wash hand basin and low level WC. Externally the large south facing rear garden is mainly laid to lawn with mature tree and shrub borders and a large patio, perfect for entertaining.

At the rear of the garden is a detached summer house which would make for the ideal play space or home gym. Also a log cabin workshop, a perfect hobby room.

To the front is a private drive with off street parking equipped with EV charging point.

Internal viewings are highly recommended for this wonderful home enjoying one of the best locations in Walton.

Council tax band F. EPC C

Garrick Close, Walton-On-Thames, KT12 5PA



Approximate total area⁽¹⁾
1824.07 ft²
169.46 m²

(1) Excluding balconies and terraces.

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 are based on RICS IPMS 3C standard.

GIRAFFE360



- FOUR BEDROOM DETACHED FAMILY HOME
- PRIVATE DRIVEWAY WITH GARAGE
- LARGE REAR GARDEN WITH DETACHED SUMMER HOUSE
- SHORT WALK TO WALTON MAINLINE STATION
- TREE LINED CUL DE SAC
- THREE RECEPTION ROOMS
- MODERN KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- DOWNSTAIRS SHOWER PLUS UTILITY
- WELL PRESENTED THROUGHOUT



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