

42, Sullivans Reach, Walton on Thames, Surrey, KT12 2QB

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		
	73	79
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	



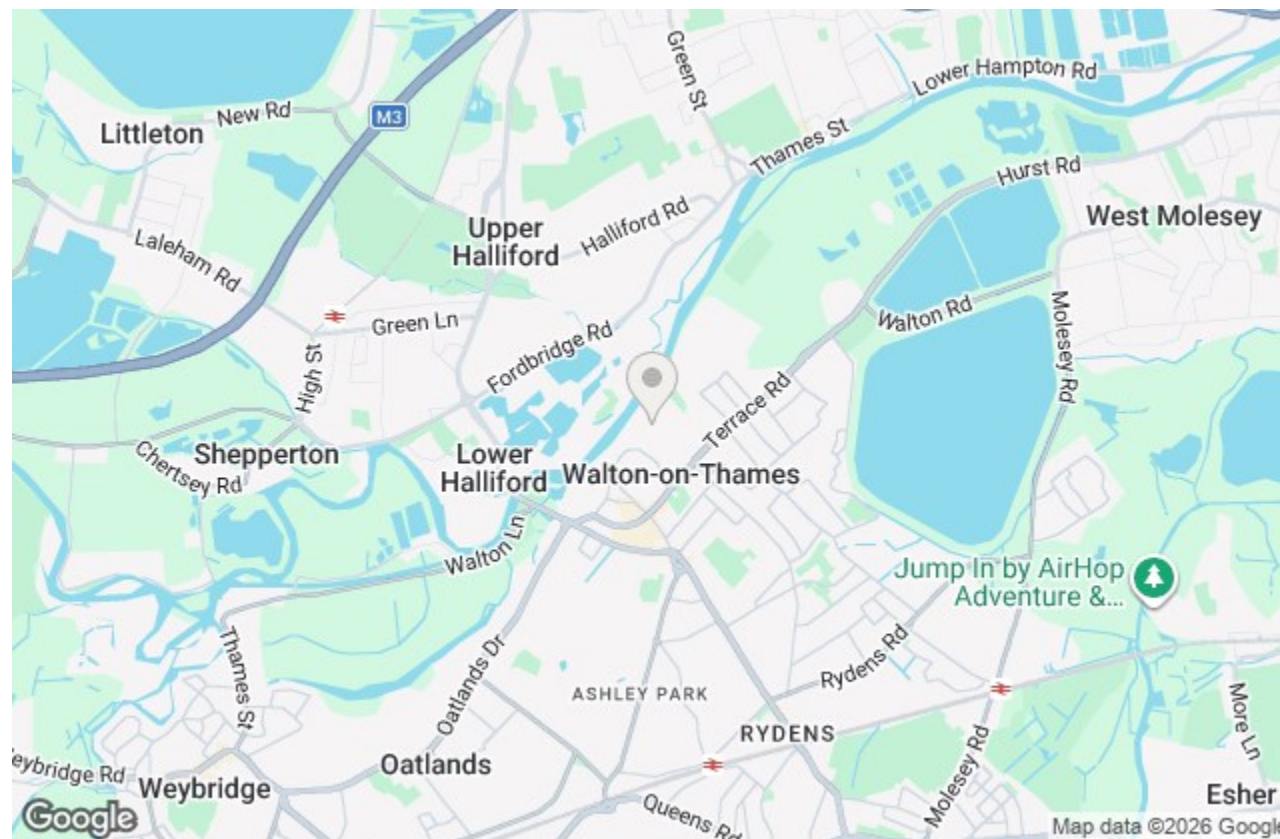
£450,000 Freehold

Nestled in the charming Sullivans Reach area of Walton on Thames, this delightful two-bedroom house offers a perfect blend of modern living and picturesque surroundings. Situated next to the tranquil towpath, residents can enjoy leisurely strolls along the river, while the vibrant town centre and its selection of riverside pubs are just a short walk away.

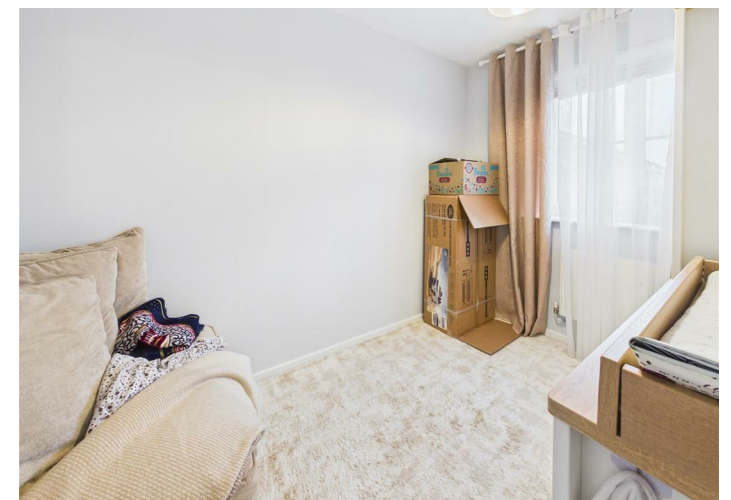
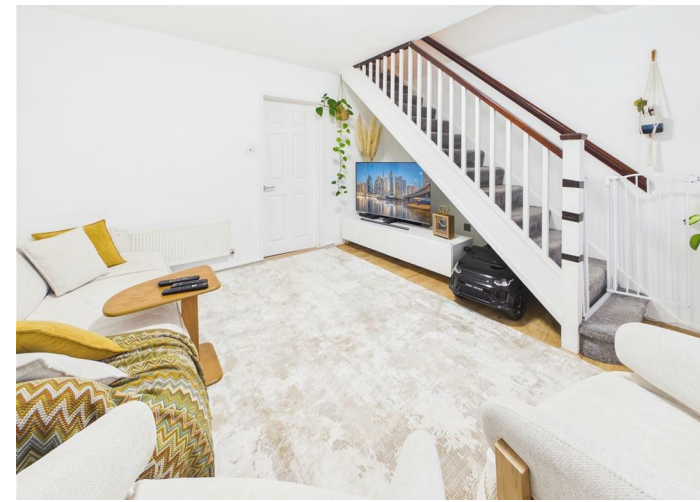
Upon entering the property, you are welcomed into a bright and airy front aspect living room, which provides a warm and inviting atmosphere for relaxation or entertaining guests. The modern fitted kitchen and dining room are designed with both style and functionality in mind, making it an ideal space for culinary enthusiasts and family gatherings alike.

The two bedrooms offer comfortable living spaces, perfect for rest and rejuvenation. The property also features a well-appointed bathroom, ensuring convenience for all residents. Additionally a garage is included in a nearby block and allocated parking space, providing ease and accessibility for those with vehicles.

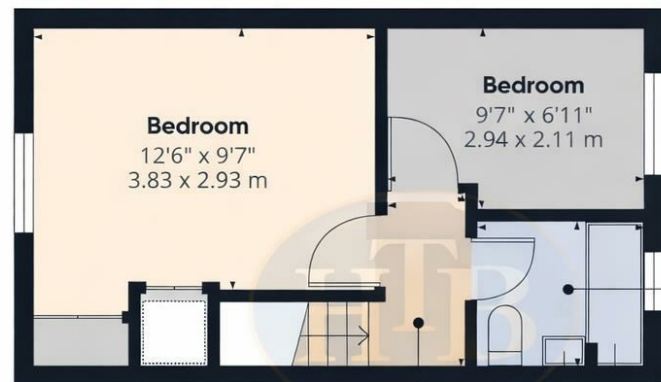
This house is not just a home; it is a lifestyle choice, offering the best of riverside living while remaining close to local amenities. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy the serene environment of Walton on Thames. Do not miss the chance to make this lovely house your new home.



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Floor 0



Landing
2'10" x 6'5"
0.88 x 1.97 m



Garage



Approximate total area*
527 ft²
48.9 m²
Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 R/1.5 m

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

GIRAFFE 360



- TWO BEDROOMS
- EXCLUSIVE RIVERSIDE DEVELOPMENT
- GOOD SIZE PRIVATE GARDEN
- SHORT WALK TO THE TOWN CENTRE AND RIVERSIDE PUBS
- MODERN KITCHEN/BREAKFAST ROOM
- ALLOCATED PARKING & GARAGE
- GAS CENTRAL HEATING
- RIVERSIDE WALKS ON YOUR DOORSTEP
- NO ONWARD CHAIN
- MODERN FAMILY BATHROOM

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