

4 Annaleigh Place, Rydens Grove, Walton-On-Thames, KT12 5RW

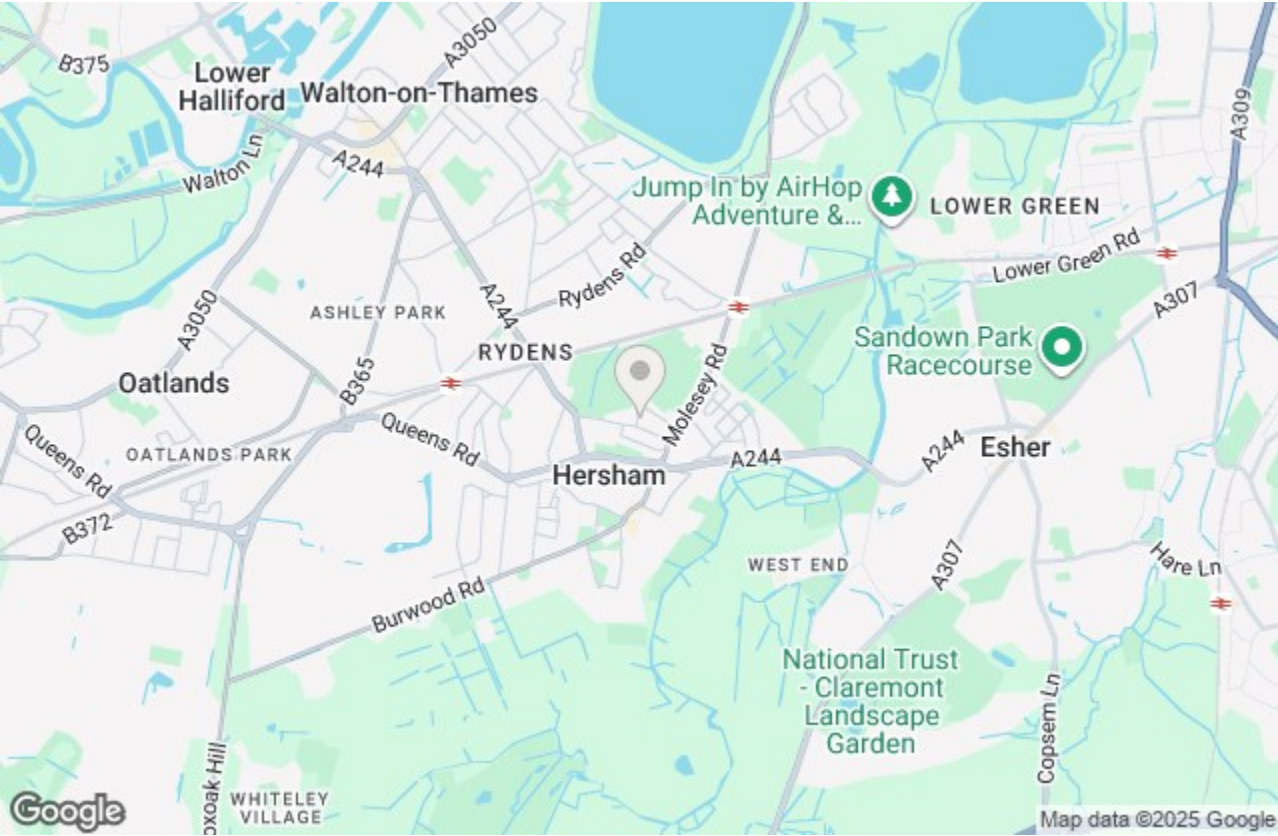
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
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Not environmentally friendly - higher CO2 emissions		
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Per Calendar Month £2,750 Per Calendar Month

We are delighted to offer this beautifully presented three bedroom family home located within a popular residential grove falling inside of the catchment area for Burhill, Bell Farm and Cardinal Newman Primary Schools. The village centre, Hersham and Walton mainline stations are a short walk away. This modern house is arranged over three floors and briefly includes entrance hallway, downstairs cloakroom, modern fitted kitchen with built-in appliances and bright & airy lounge/dining room overlooking the private rear garden. To the first floor you will find two bedrooms, the master of which offers a range of fitted wardrobes and a modern en suite shower room. There is also a modern family bathroom which has recently been refitted with a modern white suite and contemporary tiling. On the top floor you will find a further double bedroom with two 'Velux' windows offering natural light plus another en suite shower room. Externally the rear garden is well maintained with a private timber decked patio, well kept lawn and shrub borders whilst the front provides a small enclosed garden. There is also the benefit of two allocated parking spaces situated within the private Annaleigh Place residents car park to the rear of the property, accessed via electric gates to the side of the terrace. Internal viewings are highly recommended and can be arranged by contacting our Walton office on 01932 222266. Available beginning of October. Council tax band F.





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- THREE BEDROOMS
- GATED PARKING FOR TWO CARS TO THE REAR
- AVAILABLE BEGINNING OF APRIL
- MODERN FITTED KITCHEN
- CLOSE TO MAINLINE STATION
- TWO BATHROOMS
- CLOSE TO POPULAR HERSHAM SCHOOLS
- UNFURNISHED
- DOWNSTAIRS CLOAKROOM
- COUNCIL TAX BAND F / EPC RATING C

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

