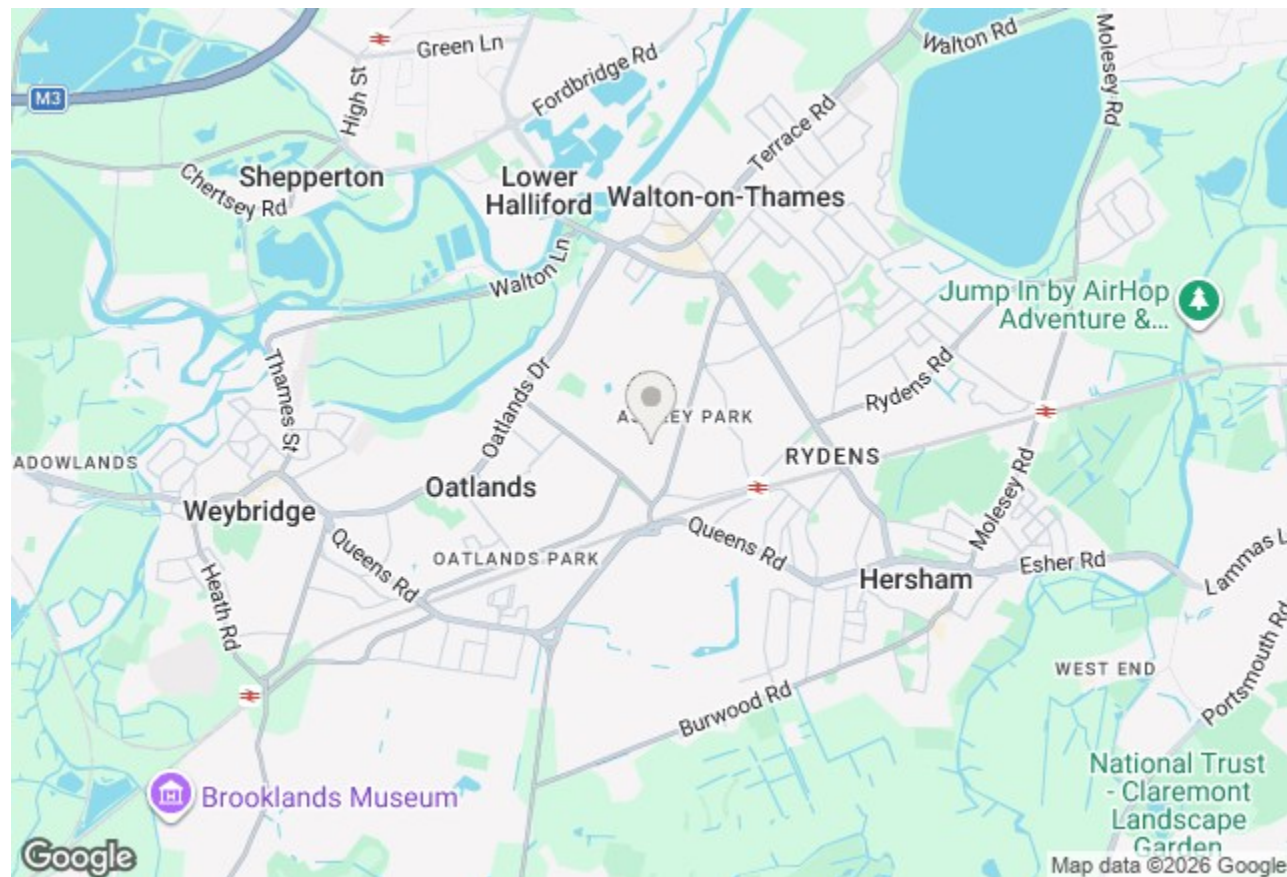


111, Silverdale Avenue, Walton-On-Thames, Surrey, KT12 1EH

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		
	68	77
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	



£8,500 Per Calendar Month

Built in 1934 and occupying a prominent corner plot within the exclusive Ashley Park private estate, this elegant five-bedroom family home combines timeless period character with beautifully modernised interiors. Recently renovated and redecorated throughout, the property offers stylish contemporary kitchens and bathrooms finished to an excellent standard, while retaining many original features.

Set behind wrought iron electric gates, the house sits centrally within a generous and secluded plot, with extensive driveway parking and two detached garage blocks. Mature planting and established shrubs create an impressive approach and a high degree of privacy.

The welcoming entrance hall features original beams and decorative panelling, setting the tone for the accommodation throughout. The principal reception room is centred around an open fireplace with wood-burning stove and opens directly onto the rear terrace and gardens. A formal dining room provides an excellent entertaining space with attractive garden views.

The newly fitted Shaker-style kitchen flows into a bright breakfast room, both enjoying direct access to the garden, while a separate utility room and versatile family room/study add practicality for modern living.

Upstairs, the triple-aspect principal bedroom benefits from generous proportions and an ensuite bathroom. Four further bedrooms are served by a family bathroom and an additional Jack & Jill bathroom.

The gardens are a particular feature, with manicured lawns, mature trees and established borders creating a peaceful and private setting. Patio terraces positioned to the rear and side are ideal for outdoor dining and entertaining, with excellent afternoon and evening sun.

Silverdale Avenue is widely regarded as one of Walton on Thames' premier addresses, conveniently positioned for the town centre, River Thames and station, with direct services to London Waterloo from approximately 30 minutes.

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

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