



Kings Road, Walton-On-Thames, Surrey, KT12 2RD
£1,295,000

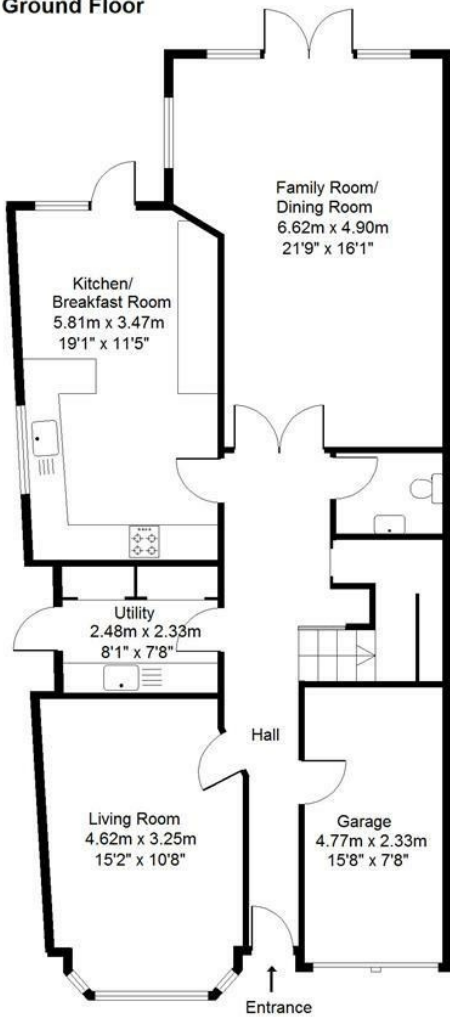
We are delighted to offer for sale for the first time since constructed in 2005 this individually designed family home built in the Edwardian style with wonderful high ceilings and character throughout. Located a short walk from Walton on Thames town centre and approx 3/4 mile to Walton station (London Waterloo approx 27 mins) the beautifully presented accommodation briefly comprises entrance hall with large walk in cloaks cupboard, door into the integral garage, front aspect sitting room with attractive bay window, feature fireplace with gas fire insert, downstairs cloakroom, utility room with space for the usual appliances & boiler for central heating, water softer and external door to side. The well equipped double aspect kitchen/breakfast room has a great range of shaker style units with ample work surface and built in 'Bosch' dishwasher. The principal reception has a wonderful rounded vaulted ceiling with stunning views over the rear garden. On the first floor are four bedrooms accessed from the large landing, three great size double bedrooms, the largest benefiting from en-suite facilities and a further room currently used as a home office, the principal family bathroom competes the first floor accommodation and comprises a matching three piece suite including corner bath. Stairs rise to the top floor landing with enormous built-in storage cupboards, the master bedrooms overlooks the rear garden and has a great range of fitted wardrobes, the bathroom serving the master bedroom is luxuriously appointed and includes a walk-in shower cubicle and roll top bath. Externally to the front is a private drive providing off street parking leading to the garage. The rear garden extends approx 120' offering a delightful space with a generous patio, ideal for alfresco dining and entertaining, two large expanses of lawn, summer house, fruit trees including cherry, apple & plum and a well established blackberry.



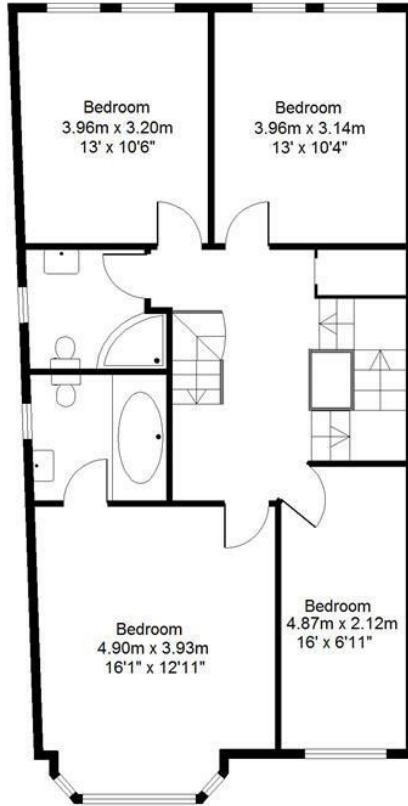




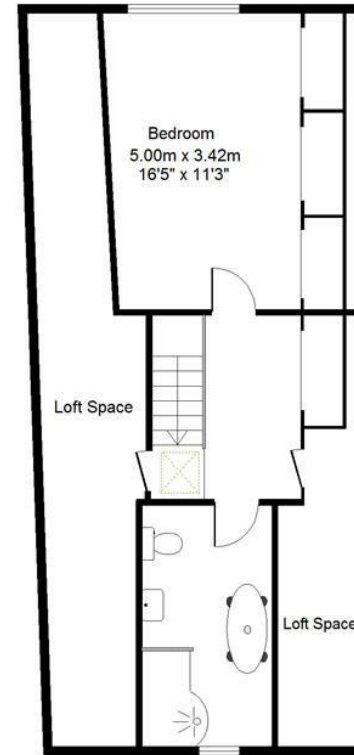
Ground Floor



First Floor



Second Floor



Not to scale

Approximate Gross Internal Floor Area:
232m sq (2,500sq ft) inc Garage

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance and should not be relied on as a basis of valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(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	

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

