

## 99, Dudley Road, Walton-On-Thames, KT12 2JY

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**£1,400,000 Freehold**

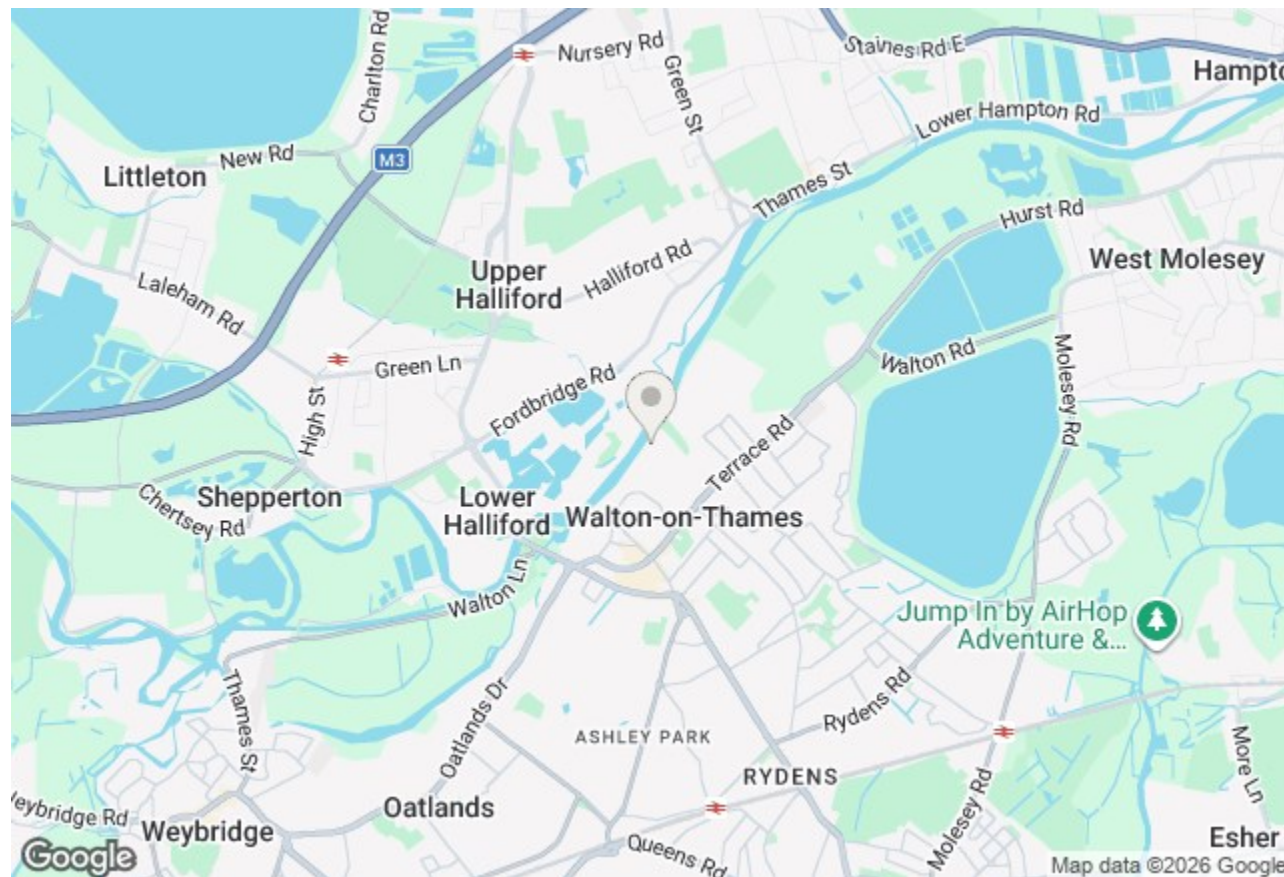
Nestled on Dudley Road in the charming area of Walton-On-Thames, this exquisite detached bungalow offers a perfect blend of comfort and elegance. With four bedrooms and two well-appointed bathrooms, this property is ideal for families seeking a serene lifestyle.

One of the standout features of this home is its picturesque location, backing onto a lovely stretch of the River Thames. This tranquil setting offers a delightful view and the opportunity for leisurely walks along the towpath. Additionally, the property includes a large workshop or boat store at the rear, providing practical space for hobbies or storage.

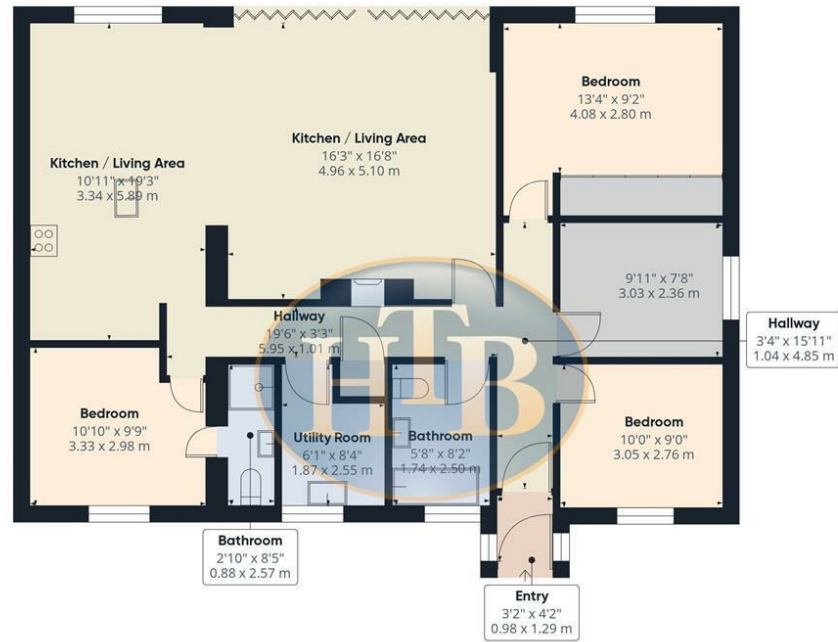
The heart of the home is undoubtedly the stunning open plan kitchen and living room, which has been beautifully presented to create a warm and welcoming atmosphere. This area is perfect for both family gatherings and quiet evenings in, with the feature bi-fold doors providing wonderful views over the river Thames and giving access to the private rear garden with large sun terrace enjoying the far reaching views.

The bungalow is set on a private road, ensuring peace and privacy while still being conveniently close to local shops for your everyday needs. The property boasts parking for up to four vehicles, making it easy for family and friends to visit.

This beautifully presented bungalow is a rare find in Walton-On-Thames, combining modern living with the charm of its surroundings. It is a perfect opportunity for those looking to enjoy a peaceful yet convenient lifestyle. Don't miss the chance to make this wonderful property your new home.



# Dudley Road, Walton-On-Thames, KT12 2JY



Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>®</sup>  
1606 ft<sup>2</sup>  
149.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



- DETACHED FOUR BEDROOM BUNGALOW
- FAR REACHING VIEWS TO THE REAR OVERLOOKING RIVER THAMES
- BEAUTIFUL OPEN PLAN LIVING ROOM/KITCHEN WITH BI-FOLD DOORS
- MODERN FAMILY BATHROOM AND ENSUITE TO GUEST BEDROOM
- INTERNAL VIEWINGS ARE HIGHLY RECOMMENDED

- PRIVATE ROAD CLOSE TO SHOPS AND RIVER
- LARGE CONCRETE BOAT HOUSE TO REAR WITH TIMBER DOORS AND ROOF
- SEPARATE UTILITY ROOM
- OFF STREET PARKING FOR SEVERAL VEHICLES ON PRIVATE DRIVE

