



33a Rydens Avenue Walton-On-Thames Surrey KT12 3JE

£7500pcm + Initial deposit

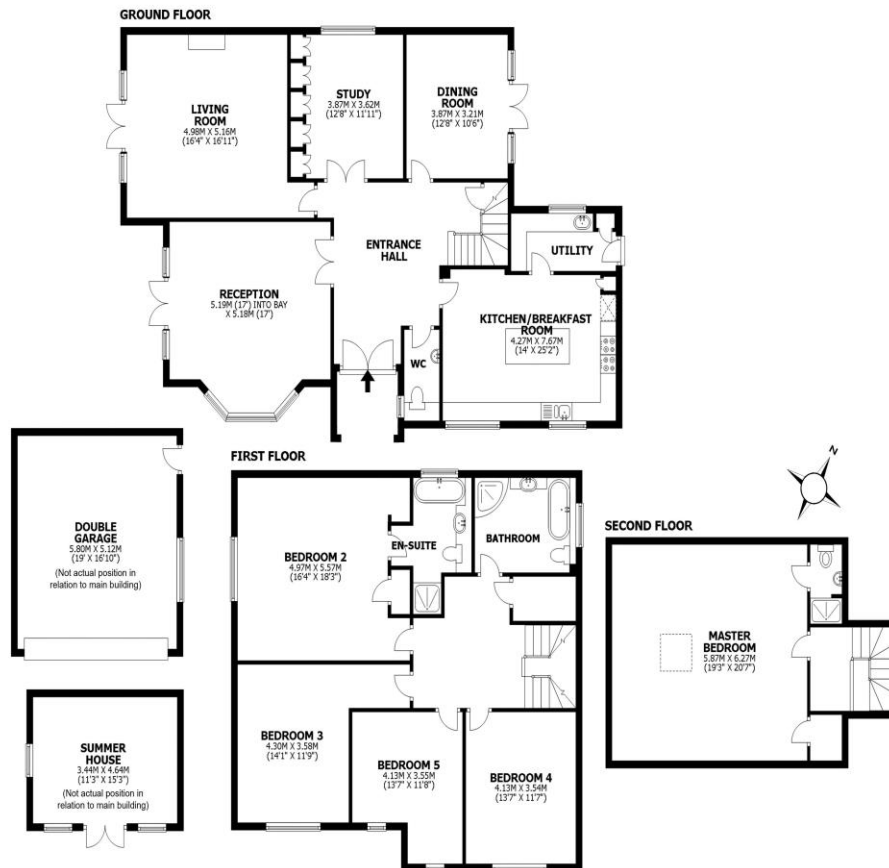




Rydens Avenue, Walton-on-Thames, KT12

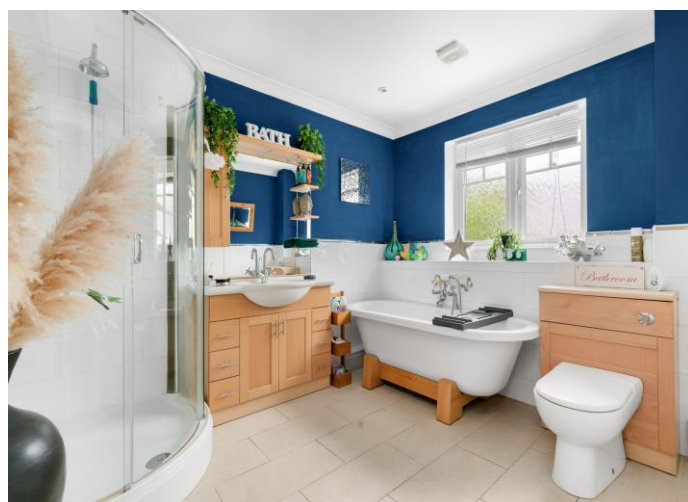
Total internal area (excluding summer house): approx. 318.0 sq. metres (3423.4 sq. feet)

Internal area (excluding garage & summer house): approx. 288.3 sq. metres (3103.7 sq. feet)



This floorplan shows maximum dimensions, excluding small alcoves etc unless otherwise stated. Measurements are approximate and are given as a guide only. They are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

A stunning five-bedroom home, set with its own private driveway, gates and wrap around gardens. Internally this is a beautiful home having been built approx. 20 years ago by the current owners. Set across three floors there is plenty of space with five bedrooms plus three bathrooms and a downstairs cloakroom. There are four reception rooms as well as a large kitchen and separate utility room. There is also a large double garage and summer house externally. The access to this home is impressive with a private driveway leading off Rydens Avenue with secure gates as you enter. There is lots of room for parking plus the double garage. The gardens are designed to maximise the south facing frontage and wrap around the front and sides of the home. The set up feels unique, and it really does work well. Rydens Avenue is a popular residential position, with a good selection of schools both public and private within the area. Walton on Thames town centre is not far away with a range of amenities on offer. Walton on Thames train station is approx. 0.8 miles away with its fast train service into London Waterloo. Available from 14th August 2024, can be furnished or unfurnished depending on your needs. EPC Rating C.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.