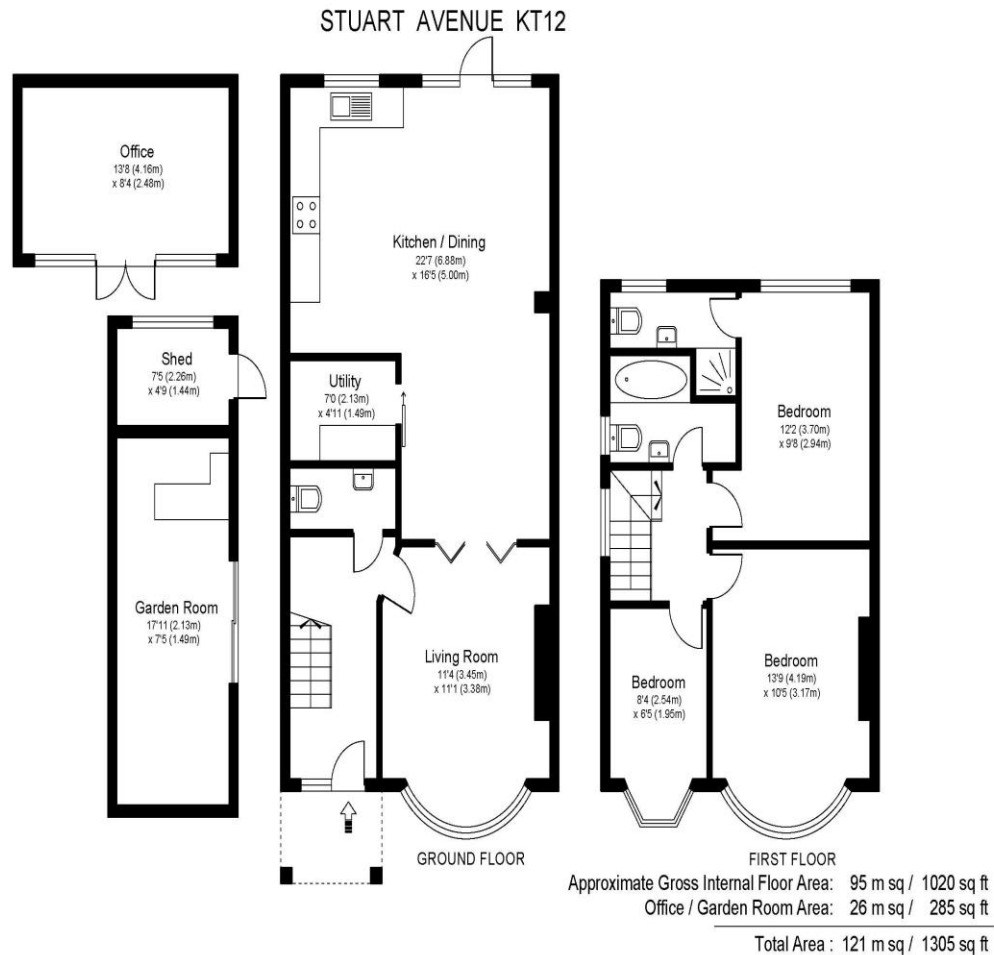




**5 Stuart Avenue, Walton-On-Thames, Surrey, KT12 2AB**

**£700,000**





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 misstatements. These plans are not to scale and 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 only and should not be relied on as a basis of valuation.

A stunning three-bedroom, two-bathroom semi-detached home, ideally located in central Walton-on-Thames. Within easy reach of Walton mainline station (fast trains to London Waterloo in 26 minutes), the high street with its wide range of amenities, and excellent local schools. The current owners have enhanced the home beautifully, including a striking rear extension creating a spacious kitchen/dining area with fitted kitchen that has integrated appliances and an induction hob, a social central island, Antico herringbone flooring, partial underfloor heating, electric Velux windows, and Crittall-style doors opening onto the garden. Additional Crittall-style doors separate the kitchen from the cosy lounge, which features a bay window with shutters and fireplace. There is also a utility room and downstairs WC. Upstairs offers three bedrooms and two bathrooms, including an en-suite. All in modern condition. The loft has been converted into a usable space with carpet, plastering, Velux window, and pull-down ladder access. There is precedent in the road for full loft conversions, subject to usual permissions. Outside, there is off-street parking for two cars. The rear garden is a lovely size and enjoys afternoon and evening sun, with patio, lawn, seating/BBQ area, and well-stocked borders. The former garage has been converted into a fantastic bar/lounge space, and to the rear of the garden is a fully equipped home office with heating, air-con, and Wi-Fi. Conveniently located for the River Thames, towpath walks, riverside pubs, Hampton Court, Heathrow and Gatwick airports, and major roads including the A3, M25, and M3. EPC Rating E.





**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.