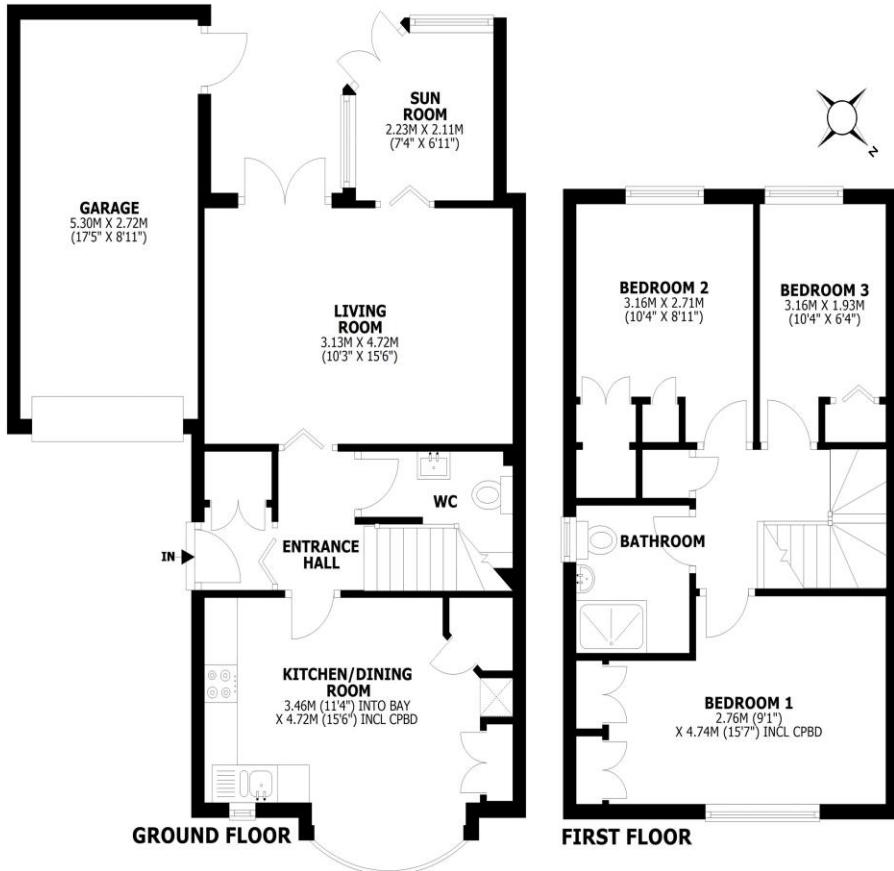




**47 Stonebanks Walton-On-Thames Surrey KT12 2QE**

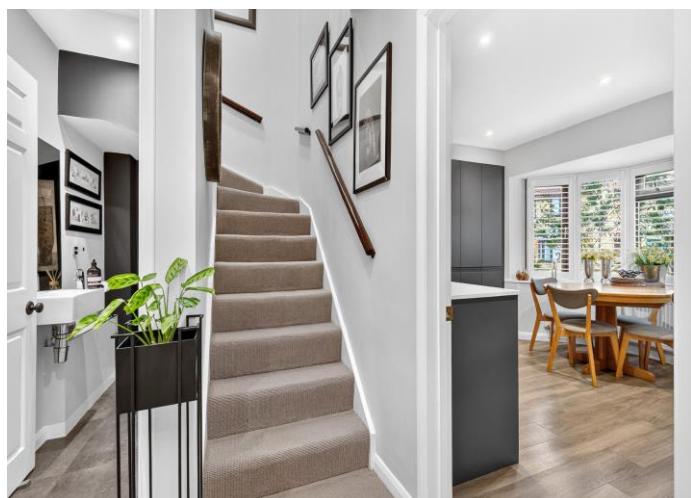
**£595,000**





This floorplan is for illustrative guidance only and is not to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Tucked away in a peaceful cul-de-sac with no through traffic, this exceptional three-bedroom semi-detached residence offers a perfect blend of modern sophistication and quiet suburban living. Since 2022, the property has undergone an extensive program of renovation, resulting in a home that is now presented to an incredibly high standard with stylish, contemporary finishes throughout. The ground floor living space provides a bright and welcoming atmosphere, further enhanced by the addition of air conditioning to ensure comfort during the summer months. The thoughtful layout includes a convenient downstairs cloakroom, while the first-floor hosts three well-proportioned bedrooms and a sleek family bathroom. For added luxury, the two larger bedrooms also feature independent air conditioning units, complementing the gas central heating and double glazing found throughout the home. A particular highlight of this property is the garden to the rear, which boasts a desirable south-westerly aspect. This orientation ensures the outdoor space sees good sunlight throughout the afternoon and into the evening, making it the perfect setting for alfresco dining or relaxing in the sun. Further exterior benefits, featuring a private garage and off-street parking, providing ample space for vehicles and storage. The location is a significant draw, offering a tranquil position while remaining just a short distance from the scenic banks of the River Thames and the vibrant amenities of Walton-on-Thames High Street. This is a rare opportunity to acquire a turn-key family home in one of the area's most convenient and quiet pockets. EPC Rating D.



**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.