



60, Beech Close, Walton-On-Thames, Surrey, KT12 5RQ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
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 	



£630,000 Freehold

We are delighted to offer this skilfully extended semi detached family home which is conveniently located within a popular residential cul de sac within a short walk of Walton on Thames mainline station and the local shops at The Halfway. The accommodation is well presented throughout and briefly includes a welcoming entrance hallway, downstairs WC and office/utility room. The bright and airy through lounge/dining room is complimented with wood flooring and double doors to one end provide an open feel to the large kitchen/dining room which has been fitted with a good range of eye and base level units and drawers, ample work surfaces and breakfast bar and twin aspect with a large double glazed window and double glazed doors onto the rear garden. On the first floor all three bedrooms are a good size with the master bedroom providing a modern ensuite shower room. The family bathroom is fitted with a modern white three piece suite. Externally there is the advantage of a stunning studio room, currently used as a further living room but could easily be used as a gym or second office if desired. The studio also features bi-fold doors leading onto the decking which wraps around the room. To the side of the room is a handy integral store room. The private rear garden is a good size measuring approx. 80' in length and mainly laid to lawn with timber shed, mature trees and shrubs and well kept high hedges provide an element of seclusion. The private paved patio leads both onto the lawn and a second decked patio. This home offers exceptional value and as such an early internal viewing is highly recommended. Contact our Walton on Thames branch now to book a viewing. Council Tax Band D.



Beech Close, Walton-On-Thames, Surrey, KT12 5RQ



- THREE DOUBLE BEDROOMS
- OFF STREET PARKING
- LARGE REAR GARDEN
- LARGE KITCHEN/DINING ROOM
- ENSUITE TO MASTER BEDROOM
- EXTENDED SEMI DETACHED HOME
- STUDIO ROOM IN GARDEN
- DOWNSTAIRS CLOAKROOM AND OFFICE/UTILITY
- SHORT WALK TO STATION
- WELL PRESENTED THROUGHOUT

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