

16, Kings Road, Walton-On-Thames, KT12 2RA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	



£850,000 Freehold



We are delighted to offer this pretty detached family home located in one of Walton's most favoured residential roads. Kings Road is located within a short walk of Walton on Thames town centre and Walton on Thames mainline station. The property is in need of modernisation but offers exceptional value and potential to extend (subject to the usual planning consents) like many within this popular street and offers a wealth of character throughout. The accommodation briefly includes a welcoming entrance hallway, bay fronted living room with feature fireplace, separate dining room overlooking the rear garden and fitted kitchen with breakfast room/utility. Stairs lead to the first floor landing with access to four bedrooms, and the three piece family bathroom. Stairs continue to the loft room which provides ample storage but could easily be converted to bedrooms with ensuite facilities. Externally the generous size rear garden is mainly laid to lawn with patio, side access and high fencing providing an element of seclusion. To the rear is a large carport which has vehicular access from Crutchfield Lane behind. This large space is currently used as storage but could provide space for a garage if desired. To the side of the home is an external WC and built in store cupboard. The front provides off street parking on the private drive. Offered for sale with NO ONWARD CHAIN, we recommend viewings. Contact our Walton office. Council Tax Band: F. EPC D

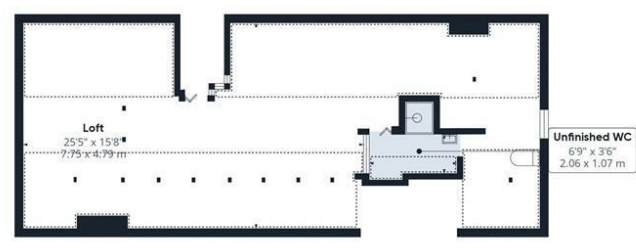
Kings Road, Walton-On-Thames, KT12 2RA



Floor 0



Floor 1



Floor 2

Approximate total area[®]
 1132.78 ft²
 105.24 m²

Reduced headroom
 22.7 ft²
 2.11 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



- FOUR BEDROOMS
- IN NEED OF MODERNISATION
- GOOD SIZE REAR GARDEN
- OFF STREET PARKING TO FRONT
- CLOSE TO STATION
- NO ONWARD CHAIN
- DETACHED CHARACTER FAMILY HOME
- CARPORT/STORAGE TO REAR WITH VEHICULAR ACCESS
- CLOSE TO WALTON TOWN CENTRE
- EXCEPTIONAL VALUE

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