

**40, Rydens Grove, Walton-On-Thames, Surrey, KT12 5RU**

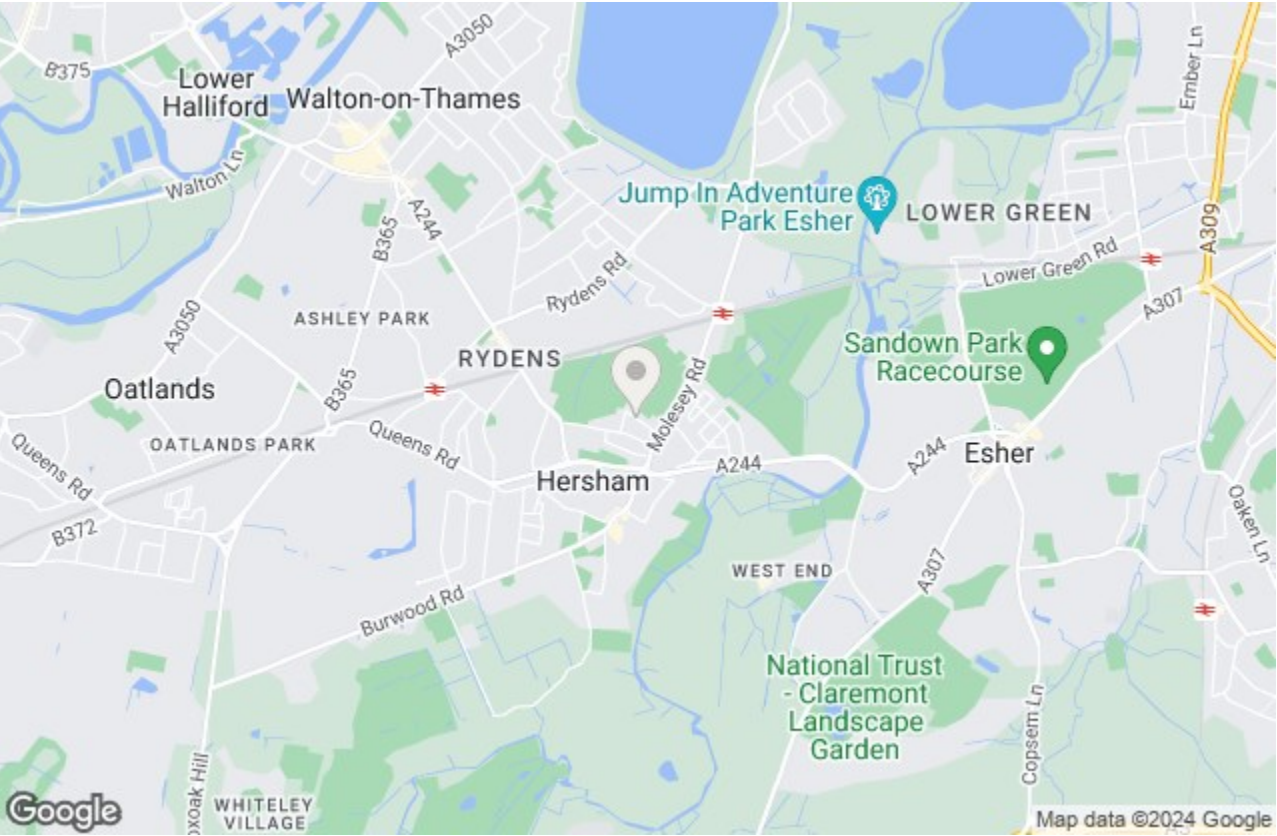
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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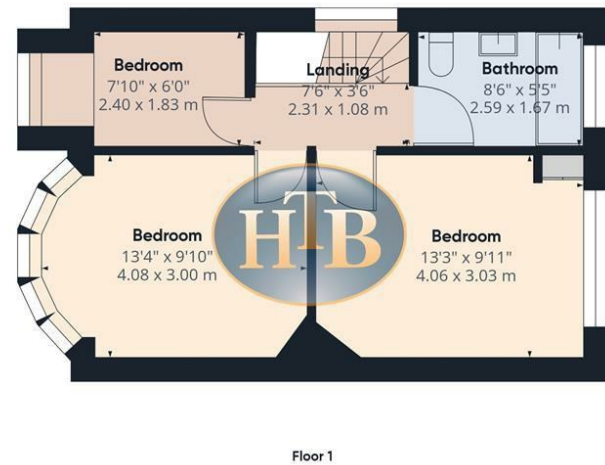
**£635,000 Freehold**

We are delighted to offer this beautifully presented and skilfully extended three bedroom family home located in a popular residential street just a short walk to Hersham mainline station, the picturesque Hersham village green and shopping centre, numerous local parks and within the catchment for many of the popular Hersham schools. The accommodation has been updated and maintained to a particularly high standard by the present owner and briefly includes a welcoming entrance hall with access to the modern downstairs cloakroom, bay fronted living room with feature working fireplace and separate open plan family room/kitchen/dining room. This bright and airy space to the back of the home forms part of the extension and provides the perfect place to entertain with a large sky lantern bringing through natural light in abundance. The designer kitchen includes the usual built in appliances, ample base and eye level units and drawers and a feature cooking island providing a natural divide between the kitchen and dining area which has ample space for large dining room table and chairs. There is the advantage of a small utility room with space and plumbing for washing machine. The bi-fold doors lead out to the large South facing rear garden which is mainly laid to lawn with sunny private patio, many mature tree, shrub and flower borders and side pedestrian access. To the rear of the garden you will find the double length detached garage ideal for further parking or storage with a residents vehicular access road just off the Hersham Road, running behind the neighbouring houses with the exit further along Rydens Grove. The first floor of this lovely home offers three good size bedrooms and a recently installed modern family bathroom with designer heated towel rail, modern tiling and three piece white suite with shower over bath. To the front is a private drive for off street parking. Internal viewings are highly recommended and can be arranged by contacting our Walton office.





# Rydens Grove, Walton-On-Thames, Surrey, KT12 5RU



Approximate total area<sup>†</sup>  
985.46 ft<sup>2</sup>  
91.55 m<sup>2</sup>

(†) Excluding balconies and terraces

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

- EXTENDED FAMILY HOME
- DOUBLE LENGTH GARAGE WITH REAR VEHICULAR ACCESS
- DOWNSTAIRS WC
- SHORT WALK TO MAINLINE STATION
- UTILITY ROOM
- LARGE REAR GARDEN
- PRIVATE DRIVE FOR OFF STREET PARKING TO FRONT
- CLOSE TO HERSHAM VILLAGE GREEN AND SHOPS
- STUNNING OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- POPULAR HERSHAM SCHOOLS NEARBY

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