

104, Kings Road, Walton-On-Thames, KT12 2RE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(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	

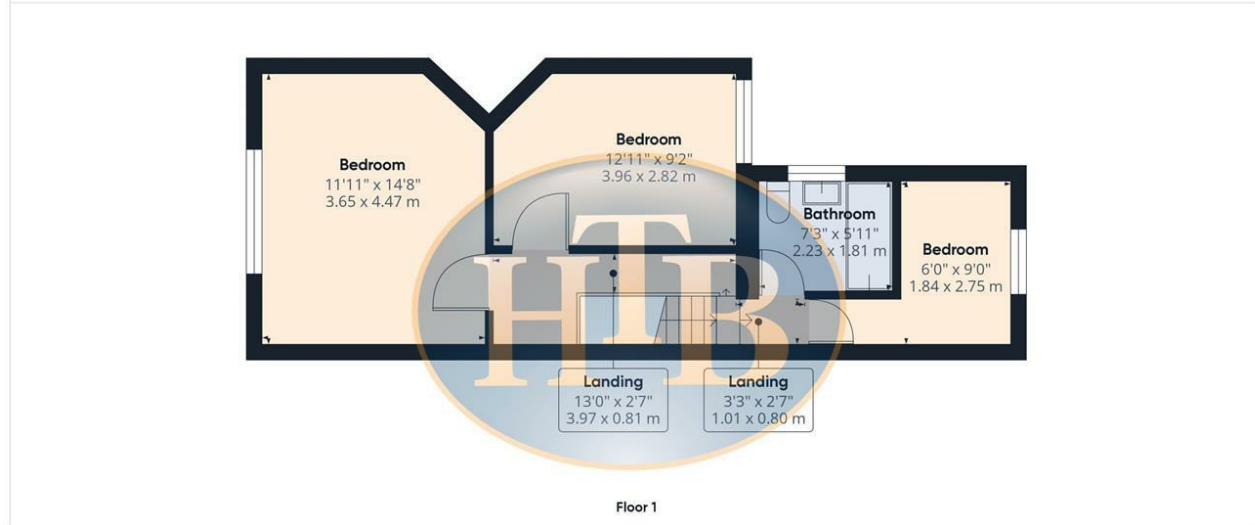
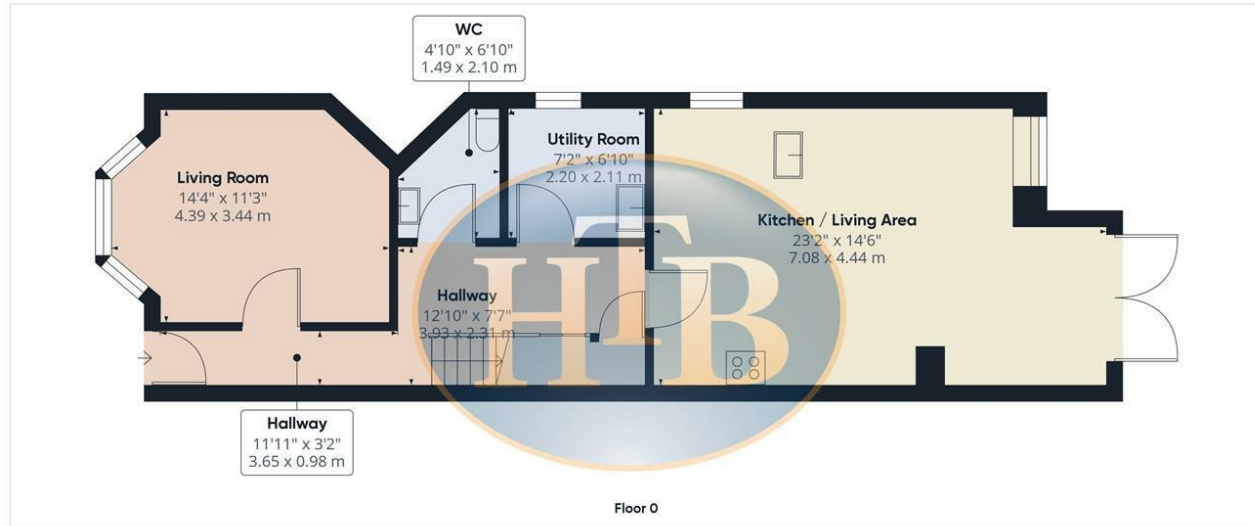


£775,000 Freehold



We are delighted to offer this period semi detached home which has been skilfully extended to the rear but also has potential to extend further with planning permission granted for a loft conversion. The property offers a wealth of character and charm throughout and briefly includes a welcoming hallway, bay fronted living room with feature fireplace, modern downstairs cloakroom and separate utility room. The extended kitchen diner offers the perfect space to entertain with large 'Velux' sky lights bringing through natural light in abundance. This wonderful open plan space includes the designer fitted kitchen with ample eye and base level units, Quartz work surfaces with large breakfast bar and the usual built in appliances. To the first floor you will find three good size bedrooms and the three piece family bathroom which includes a shower over bath. Externally the rear garden is mainly laid to lawn with a large decked private patio, mature trees and side pedestrian access whilst the front provides off street parking on the private drive. Kings Road is one of Walton's most favoured locations located between both the town centre and Walton on Thames mainline station. We fully expect high demand for this lovely family home so early internal viewings are a must. For further details and an appointment to view, please contact the seller sole agents on 01932 222266. EPC D

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Approximate total area[†]
1128.39 ft²
104.83 m²

(†) 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



- THREE BEDROOMS
- PLANNING PERMISSION FOR LOFT ROOM
- DOWNSTAIRS CLOAKROOM
- BEAUTIFUL OPEN PLAN KITCHEN/FAMILY ROOM
- OFF STREET PARKING
- SKILFULLY EXTENDED
- CLOSE TO TOWN CENTRE
- SEPARATE UTILITY ROOM
- LARGE REAR GARDEN
- CHARACTER SEMI DETACHED

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 errors and omissions and they do not form part of any contract