

## 49, Stoke Road, Walton-On-Thames, Surrey, KT12 3DD

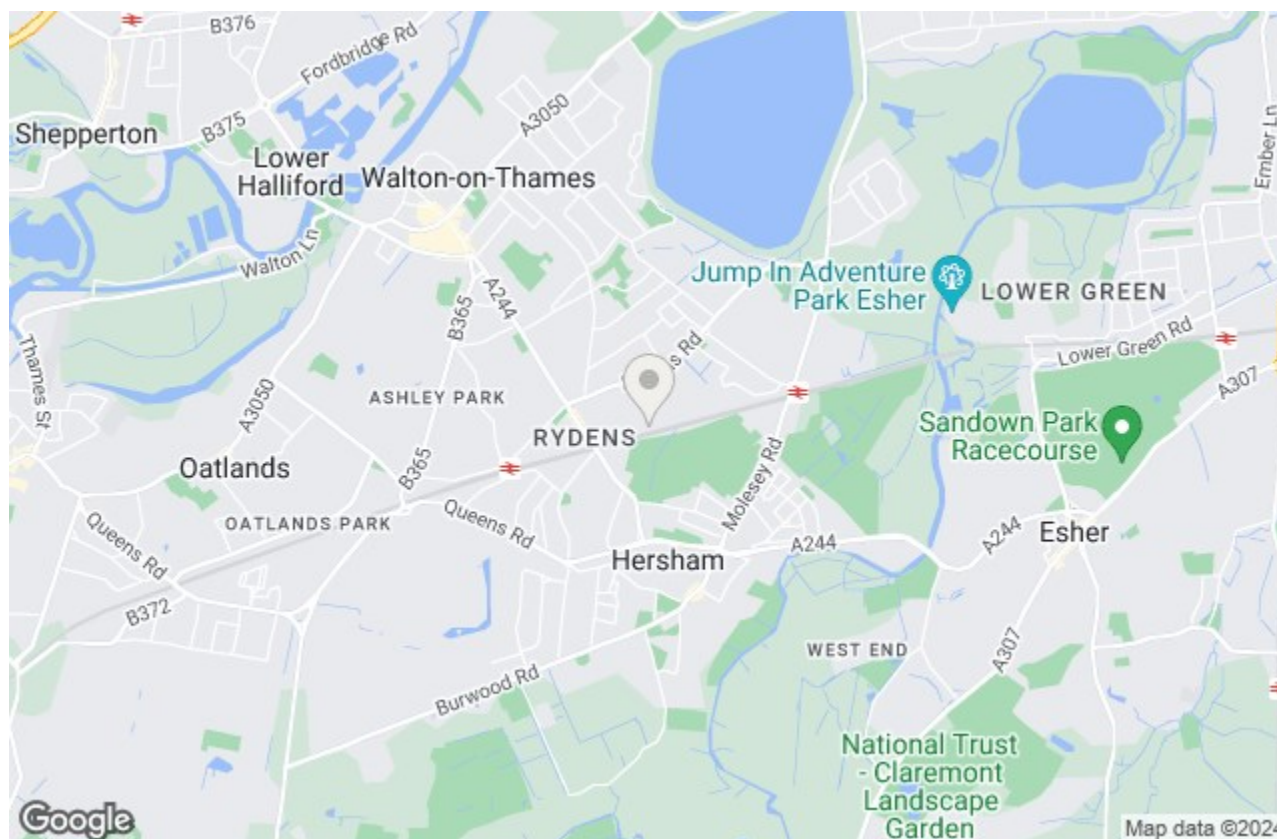
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**£890,000 Freehold**

We are delighted to offer this detached bungalow which has been skilfully extended and updated to a particularly high standard by the present owner. The property is located on the popular Rysdale private development within the Rydens area close to local shops, Walton on Thames mainline station and local schools. The property is beautifully presented and briefly includes a welcoming entrance hallway, extended kitchen/family room with an open plan feel and feature sky lights bringing in natural light. The modern units and drawers offer ample storage with a large cooking island/breakfast bar and bi-fold doors adding to this light and airy space and overlook the private rear garden. The master bedroom is bay fronted with access to the dressing room which has a good range of fitted wardrobes and in turn leads to the modern ensuite shower room. This luxury suite includes a large walk-in shower, wash hand basin with vanity unit below, low level wc and heated towel rail. There are two further bedrooms and the family bathroom/wet room which is also fitted with a designer suite to include a feature roll top bath, walk in shower, low level wc and wash hand basin. The through lounge dining room is a generous size with feature fireplace and window overlooking garden. Externally the rear garden is mainly laid to lawn with mature trees offering an element of seclusion to the rear. There is a brick built store which can be accessed from the kitchen/family room. Viewings are highly recommended and can be arranged by contacting our Walton office on 01932 222266.



# Stoke Road, Walton-On-Thames, Surrey, KT12 3DD



- EPC C
- NO ONWARD CHAIN
- APPROX 1/2 MILE TO TOWN CENTRE
- STUNNING OPEN PLAN KITCHEN/LIVING AREA WITH BIFOLDING DOORS TO REAR
- ENSUITE TO MASTER WITH DRESSING ROOM
- ELMBRIDGE COUNCIL TAX BAND F
- SHORT WALK TO WALTON ON THAMES STATION (LONDON WATERLOO APPROX 26 MINS)
- THREE BEDROOMS
- DETACHED BUNGALOW
- PRIVATE ROAD

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

