

## 20, Sidney Road, Walton-On-Thames, Surrey, KT12 2NA

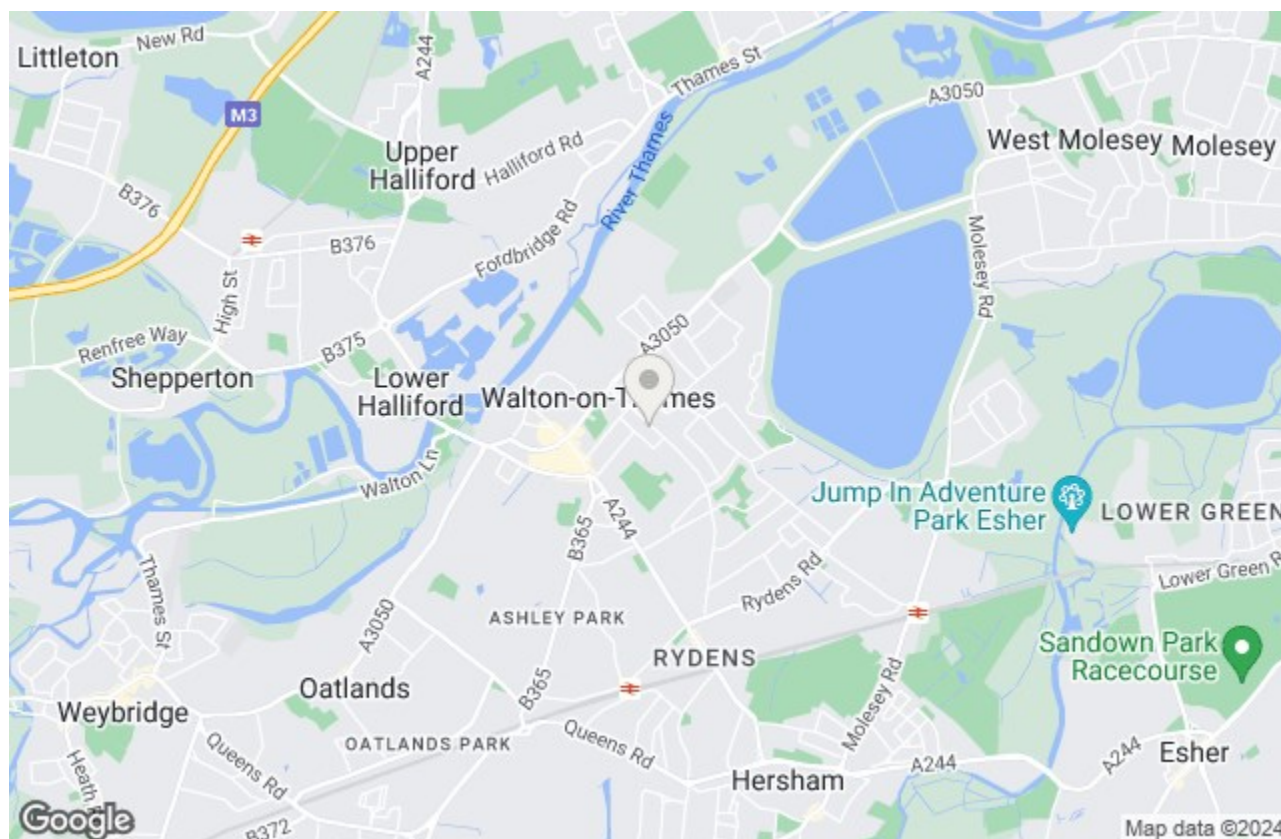
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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>		
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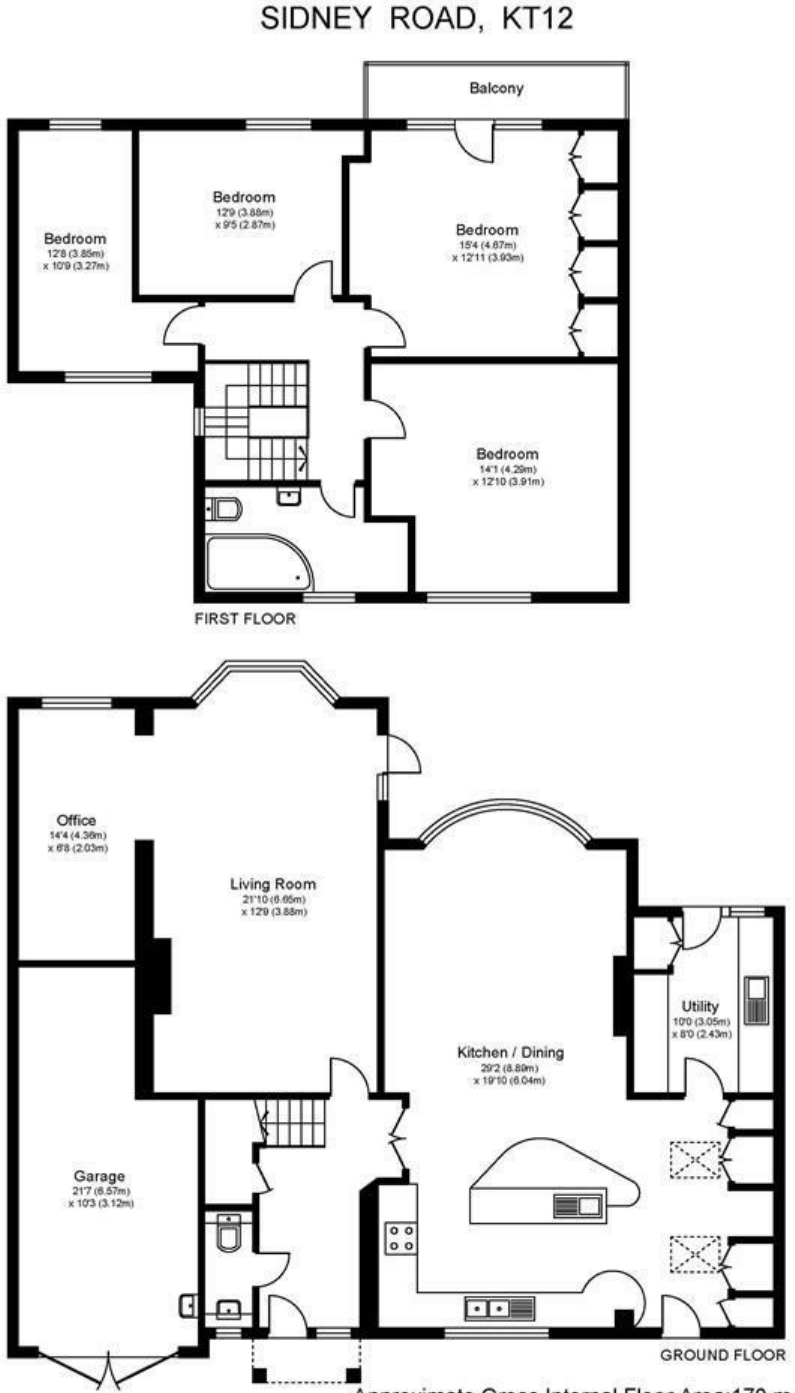


**£1,395,000 Freehold**

We are delighted to offer this fantastic four bedroom family home conveniently located within a short walk of Walton on Thames town centre and approximately 1 mile from Walton station. (London Waterloo approx 26 mins) The nicely presented accommodation briefly comprises entrance hall with built-in storage cupboard, downstairs W.C, stunning open plan kitchen/dining room with a great range of quality units set around a central island with solid wood breakfast bar. There are a number of built-in appliances including oven, hob, dishwasher and microwave, complemented by quartz work surfaces and solid wood flooring. Skylights flood this area with natural light making it the heart of this wonderful home. The separate utility room has a good range of built-in storage, in addition to space for the usual appliances and access to the rear garden. The spacious living room overlooks the wonderful rear garden and has a feature wood burning stove. The home office is tucked away in the corner of the ground floor accommodation offering a fantastic 'work from home' area. On the first floor the generous landing gives access to the four bedrooms, the master of which benefits from a great range of fitted wardrobes with a door out to the balcony overlooking the rear garden - a wonderful spot for a morning coffee. There are three further bedrooms and a luxuriously appointed bathroom comprising a matching four piece suite including walk-in shower, corner bath and chrome heated towel rail. Externally to the front is a private 'in and out' driveway leading to the garage while the rear is a wonderful feature of this family home with large paved area, ideal for alfresco dining with a generous expanse of immaculate lawn enclosed with panel fencing and mature borders. Call Harnes Turner Brown on 01932 22266.



# Sidney Road, Walton-On-Thames, Surrey, KT12 2NA



Approximate Gross Internal Floor Area: 170 m sq / 1825 sq ft  
 Garage Area: 19 m sq / 200 sq ft  
 Total Area :189 m sq / 2025 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- FOUR BEDROOMS
- STUNNING OPEN PLAN KITCHEN/DINING ROOM
- UTILITY ROOM
- APPROX 1/4 MILE TO TOWN CENTRE
- APPROX 1 MILE TO STATION
- LARGE WELL MAINTAINED REAR GARDEN
- GARAGE
- IN AND OUT DRIVEWAY
- COUNCIL TAX BAND G

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

