

74, Thames Street, Walton-On-Thames, KT12 2PS

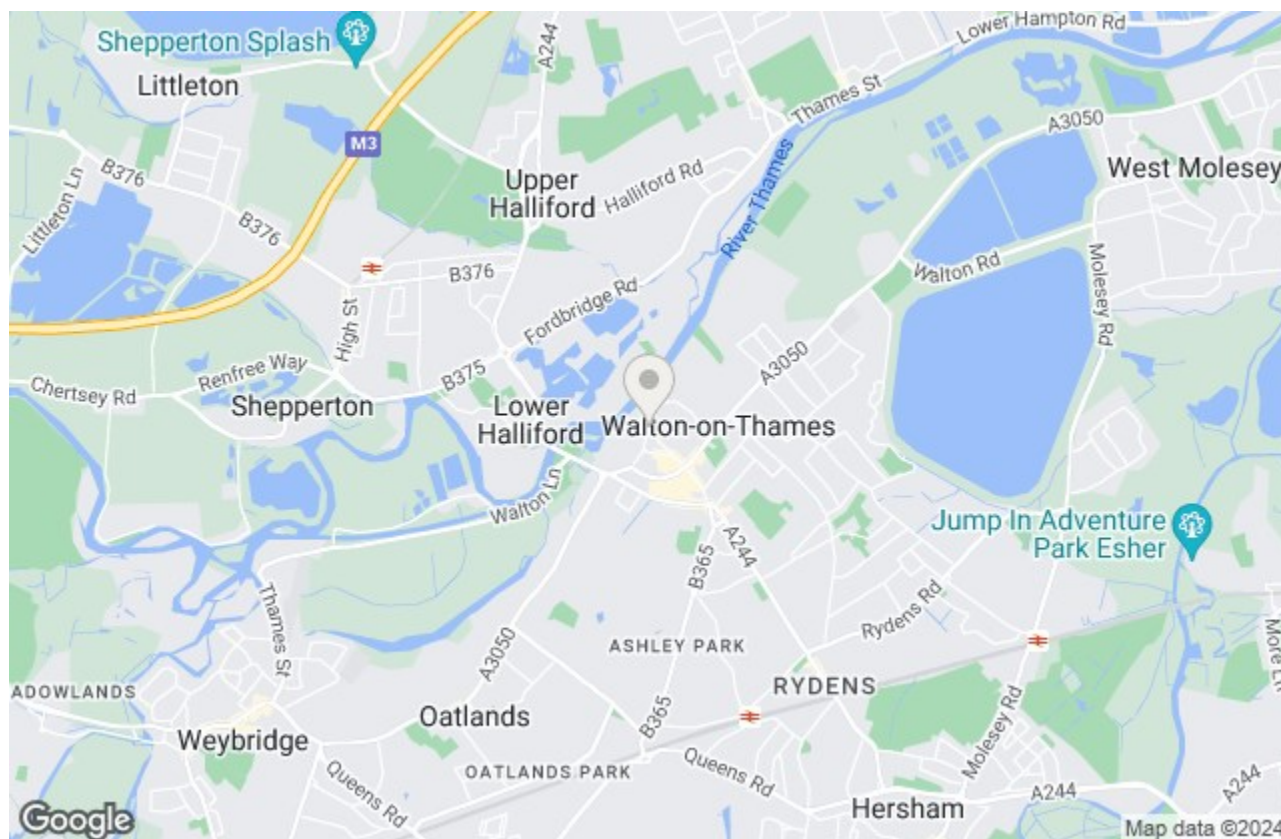
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



Offers In Excess Of £550,000 Freehold

We are delighted to offer this charming period cottage which has been skilfully updated to a particularly high standard by the present owners. This beautiful property offers a wealth of character throughout and should be viewed at your earliest convenience to appreciate the deceptively spacious accommodation and attention to detail. Enjoying perhaps one of the prettiest locations in Walton just yards from the picturesque river Thames and towpath, and a stone's from Walton town centre, you can see why Thames Street and the surrounding Streets are so popular with locals to the area. The accommodation includes a living room with newly fitted wood burning stove and solid oak parquet flooring which continues through to the separate dining room. Large sash window for natural light and period cast iron radiators are present through the ground floor. The spacious kitchen is full of light with a feature sky lantern, WIFI controllable underfloor heating, the modern shaker style units and drawers are complimented with solid oak wood work surfaces with ample space to cook and entertain. Towards the rear of the kitchen is a small breakfast area with doors out to the secluded sunny courtyard garden. On the first floor you will find two good size bedrooms both with sash windows, and a landing with a small study area. The stunning family bathroom includes a traditional style four-piece suite with roll top bath, separate walk in shower, low level WC and wash hand basin plus designer tiling. Externally the pretty courtyard style garden includes many mature trees and shrubs offering an element of seclusion. This low maintenance garden includes feature brick block paving and rear pedestrian access. To the front of the property is residents' permit parking, with the potential to drop curb for private parking (subject to the usual planning consents). In all a lovely home which we are expecting high levels of viewings.



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- CHARMING VICTORIAN PERIOD COTTAGE WITHIN CONSERVATION AREA
- CHARMING LIVING ROOM WITH FEATURE LOG BURNER
- SPACIOUS OPEN PLAN KITCHEN/DINER
- SOUGHT AFTER RIVERSIDE LOCATION
- SKILFULLY EXTENDED
- SOUTH EASTERLY COURTYARD WITH BACK ACCESS
- RECENTLY INSTALLED TRADITIONAL BATHROOM SUITE AND BOILER
- RESIDENTS PERMIT PARKING
- SHORT WALK TO TOWN CENTRE
- VIEWINGS HIGHLY RECOMMENDED



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