

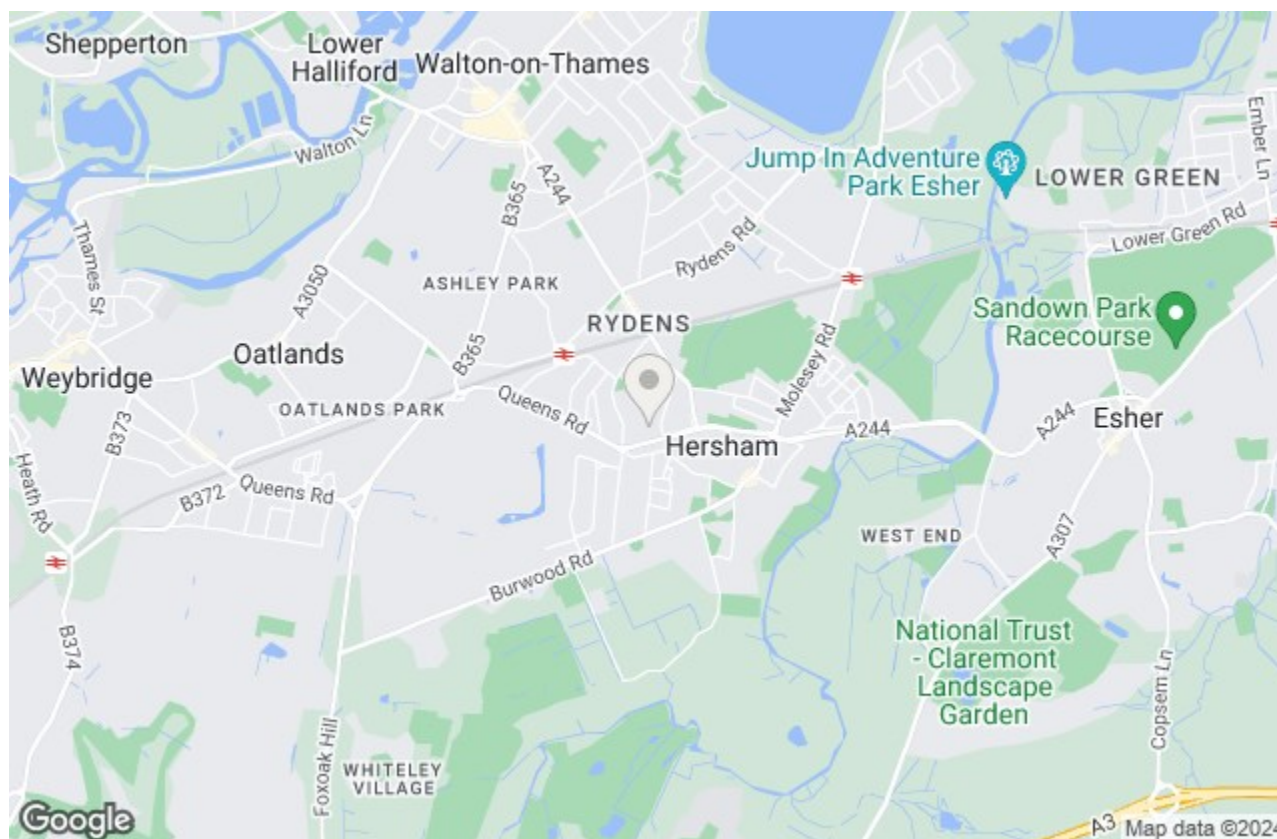
41, Clarence Road, Walton-On-Thames, KT12 5JY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(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	

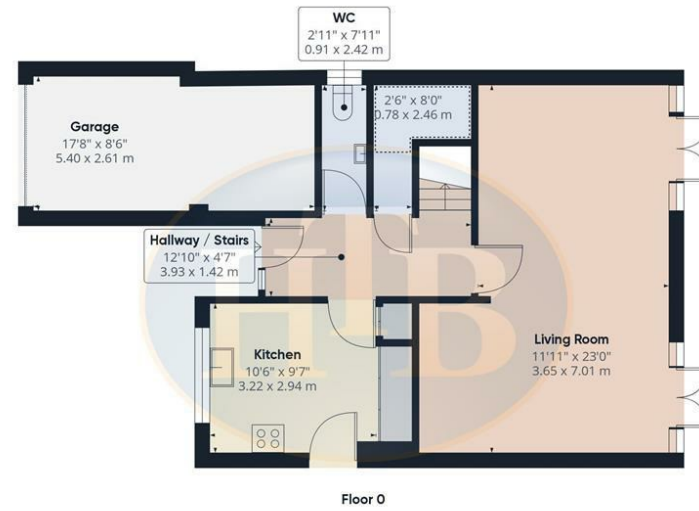


£900,000 Freehold

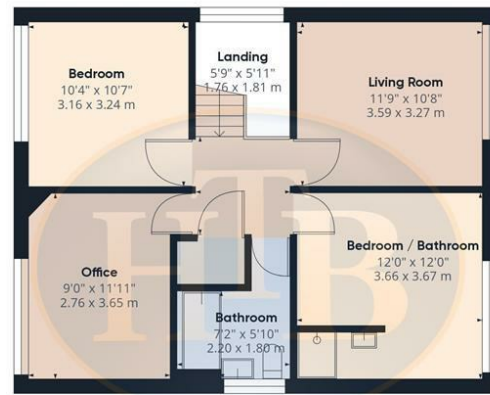


We are delighted to offer this four bedroom detached family home located in one of Walton on Thames' most favoured roads within approx. 1/4 mile of Walton on Thames station (London Waterloo approx. 26 mins) The property has been well cared for by the present owner and the nicely presented accommodation briefly comprises a welcoming entrance hall with large built-in understairs storage cupboard, currently housing the tumble dryer, modern downstairs cloakroom, front aspect kitchen with a great range of modern units and drawers, fitted oven and microwave, fitted gas hob along with space for the usual appliances and door out to the side. Spanning the entire width of the rear of the property is the bright and spacious lounge/dining room with two sets of french doors leading out to the rear garden. The turning staircase leads to the first floor where you will find four double bedrooms, the master benefitting from an en suite shower and basin. The modern family bathroom completes the internal accommodation and comprises a matching three piece suite with shower over the bath and chrome heated towel rail. Externally to the front is a large private drive providing off street parking for several cars leading to the integral garage. Externally to the rear is the wonderful rear garden stretching approx. 90ft in length with a beautiful patio area leading to a generous expanse of lawn, all enclosed with mature well stocked borders and high panel fencing. Internal viewings are highly recommended and can be arranged by contacting our Walton office now.

Clarence Road, Walton-On-Thames, KT12 5JY



Floor 0



Floor 1



Approximate total area⁽¹⁾
1316.13 ft²
122.27 m²

Reduced headroom
23.6 ft²
2.19 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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



- FOUR DOUBLE BEDROOMS
- CUL-DE-SAC LOCATION
- STUNNING APPROX 90FT REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- SCOPE TO EXTEND S.T.P.P.

- GARAGE
- SHORT WALK TO WALTON ON THAMES STATION
- SPACIOUS LOUNGE/DINING ROOM
- EN SUITE TO MASTER BEDROOM
- DETACHD FAMILY HOME

