

48, Mistys Field, Walton-On-Thames, KT12 2BG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(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	



Offers In Excess Of £600,000 Freehold

We are delighted to offer this skilfully extended four bedroom family home which is well presented throughout and quietly tucked away to the rear of this popular residential cul de sac. The accommodation briefly includes a welcoming entrance hallway with storage cupboard, downstairs WC and ample space for coats and shoes. The modern fitted kitchen enjoys a good range of white units and drawers complimented with stone work surfaces and breakfast bar and built in appliances. The main living room/dining room is bright and airy with large Velux sky lights bringing through natural light in abundance and overlooking the private Westerly facing rear garden with bi-fold doors adding to the light. From the living room is a generous size playroom/family room which is also used as an office. The turning staircase leads to the first floor landing with access to three bedrooms and the modern three piece family bathroom. An inner lobby creates space for a second staircase leading to the second floor landing providing access to the master bedroom and modern ensuite shower room. Externally the sunny rear garden includes an artificial lawn, mature trees and shrubs and paved patio. To the front you will find off street parking on the private drive. Internal viewings are highly recommended and can be arranged by contacting our Walton office. EPC C



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- FOUR BEDROOMS
- EXTENDED SEMI DETACHED
- QUIET CUL DE SAC
- MASTER BEDROOM WITH ENSUITE
- OPEN PLAN LIVING ROOM WITH BIFOLD DOORS
- WEST FACING REAR GARDEN
- OFF STREET PARKING
- DOWNSTAIRS WC
- MODERN KITCHEN/BREAKFAST ROOM

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