

48, Russell Road, Walton-On-Thames, KT12 2LA

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



£749,500 Freehold

We are delighted to offer this beautifully presented and skilfully extended period home with a wealth of character cleverly mixed with the modern touch. Located on one of the popular river roads just a short walk from local shops, schools, Walton town centre and the picturesque river Thames and towpath, these homes are always in high demand. The accommodation is arranged over three floors and briefly includes a welcoming entrance hallway, modern downstairs cloakroom/utility, bay fronted living room with feature fireplace and modern wood flooring. The large open plan kitchen/dining room is bright and airy with Velux sky lights bringing through light in abundance and the bi-fold doors add to the natural light and open feel. The kitchen is fitted with a modern range of units and drawers with granite work surfaces and breakfast bar. On the first floor you will find two good size bedrooms and the modern three piece family bathroom. Stairs continue to the second floor landing which creates the perfect space for a study and you will find the extended master bedroom with modern ensuite shower room. Externally the large sunny rear garden is mainly laid to lawn with mature tree and shrub borders, two patios at either end of the garden and a large timber store/workshop. The front includes the private drive for off street parking. Internal viewings are highly recommended and can be arranged by contacting our Walton office. Council Tax band D



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- EXTENDED CHARACTER HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- BI-FOLD DOORS TO REAR GARDEN
- OFF STREET PARKING
- MASTER BEDROOM WITH ENSUITE

- CLOSE TO RIVER THAMES
- LARGE OPEN PLAN KITCHEN/DINING ROOM
- DOWNSTAIRS WC/UTILITY
- LARGE REAR GARDEN
- MUST BE SEEN

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

