

6, King George Avenue, Walton-On-Thames, KT12 3LP

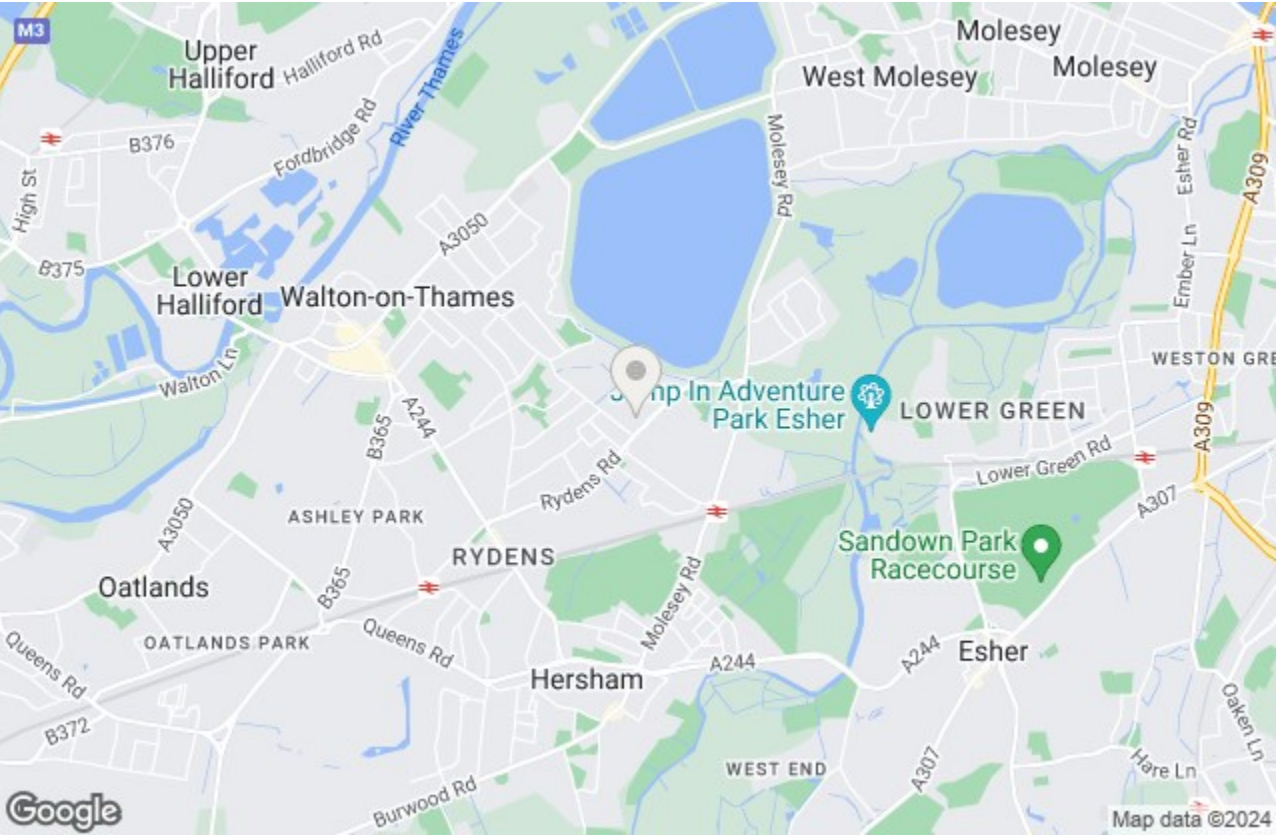
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
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Not environmentally friendly - higher CO ₂ emissions		
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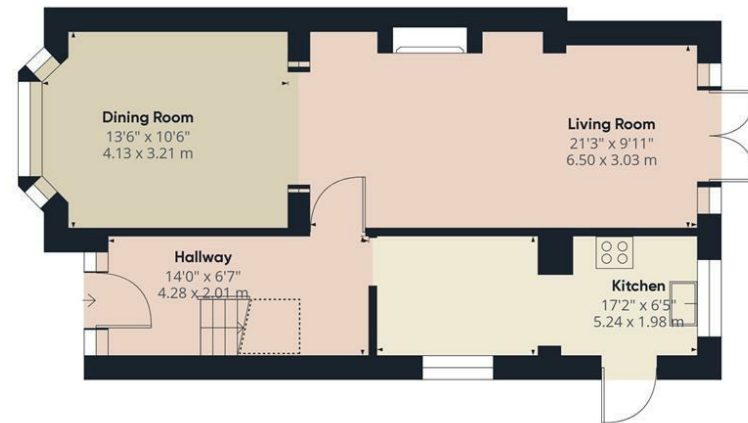


£625,000 Freehold

We are delighted to offer this extended three bedroom semi detached 1930's home located in the ever popular King George Avenue, a quiet cul de sac within the Rydens area and just a short walk from Hershams mainline station via Walton Park. The property has been well cared for by the present owner and briefly includes a welcoming entrance hallway, bright and airy bay fronted dining room and open plan through to the extended living room with feature fireplace and double glazed double opening doors to rear garden. The extended shaker style kitchen is fitted with a modern range of units and drawers with ample work space and stainless steel oven with gas hob over and double glazed door to garden. On the first floor you will find three good size bedrooms and a modern family bathroom which includes a modern three piece suite with bath and shower over. Externally the rear garden is mainly laid to lawn with many mature tree, shrub and flower borders plus private timber decked patio and side access with space to extend further subject to planning permission. To the front you will find a pretty walled garden plus gravel private drive with off street parking for two cars. Internal viewings are highly recommended and can be arranged by contacting our Walton on Thames office on 01932 222266. Council Tax Band: E. NO ONWARD CHAIN.



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Floor 0



Floor 1

Approximate total area[®]
992.49 ft²
92.2 m²

Reduced headroom
12.06 ft²
1.12 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

- THREE BEDROOMS
- QUIET CUL DE SAC
- THROUGH LOUNGE/DINING ROOM
- GOOD SIZE REAR GARDEN WITH SCOPE TO EXTEND FURTHER (STPP)
- NO ONWARD CHAIN

- EXTENDED 1930'S SEMI DETACHED HOME
- SHORT WALK TO HERSHAM STATION
- EXTENDED MODERN KITCHEN
- OFF STREET PARKING
- FURTHER SCOPE TO EXTEND SUBJECT TO PLANNING

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

