

67, Kings Road, Walton-On-Thames, KT12 2RD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	84
(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	



£1,200,000 Freehold

We are delighted to offer this skilfully extended detached family home located in the ever popular Kings Road, one of Walton's most favoured residential locations just a short walk from both Walton on Thames mainline station and Walton town centre and backing onto the park at the rear with far reaching views. The accommodation is well presented and arranged over three floor to include a welcoming entrance hallway, bay fronted through lounge dining room with feature fireplace and wood flooring. The separate family room overlooks the large rear garden whilst the kitchen/breakfast room is fitted with a good range of shaker style eye and base level units and drawers complimented with quartz work surfaces and built in appliances. The separate utility room includes space and plumbing for washing machine with further storage and the modern cloakroom includes a low level WC. On the first floor you will find three good size bedrooms and a generous single currently used as a study, the master of which includes a good range of fitted wardrobes. The family bathroom includes a three piece white suite. Stairs continue to the second floor where the loft has been cleverly converted to provide another large bedroom with a 'Juliette' balcony overlooking the garden and park. Another bathroom can be accessed from the top floor landing. Externally the large rear garden is mainly laid to lawn with private patio, side pedestrian access, mature shrubs and trees plus direct access via the private gate to the park at the rear. A detached studio room adds storage but could be converted to an office if need be. To the front you will find a shared drive and a pretty garden with path leading to front door. In all a fabulous family home that we are sure will attract high levels of interest - Call now for an appointment to view. EPC D



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**Approximate Gross Internal Floor Area:
216m sq (2,335sq ft) (including Outbuilding)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of this property if quoted on this plan. Any figure given is for initial guidance and should not be relied on as a basis of valuation.

- BACKS ONTO LOCAL PARK
- CLOSE TO TOWN CENTRE
- FIVE BEDROOMS
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- LARGE REAR GARDEN
- DETACHED FAMILY HOME
- CLOSE TO MAINLINE STATION
- THREE BATHROOMS
- THREE RECEPTION ROOMS
- 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