

### 3, Kings Gardens, Walton-On-Thames, KT12 2DW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>77</b>	<b>86</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**£875,000 Freehold**

We are delighted to offer one of these rarely available semi detached homes quietly positioned within an exclusive private cul de sac just off the ever popular Kings Road with a short walk to both the town centre and Walton on Thames mainline station. This skilfully extended four bedroom family home has been updated and maintained to a particularly high standard by the present owners. The accommodation briefly includes a welcoming entrance hallway with ample understairs storage and modern downstairs cloakroom with further built in storage. The open plan modern shaker style fitted kitchen/dining room provides a good range of eye and base level units and drawers, built in appliances complimented with quartz worksurfaces. The bi-fold doors bring through natural light in abundance and lead out onto the pretty landscaped rear garden which is mainly laid to lawn with private patio and mature tree and shrub borders and landscape lighting. The bay fronted living room overs a separate room to enjoy and completes the ground floor space. Stairs lead to the first floor landing where you will find three good size bedrooms, a modern ensuite to largest room on this floor, and a modern three piece family bathroom. Stairs continue to the top floor landing with further storage area and access to the fabulous master bedroom. This luxurious suite provides a large range of fitted wardrobes, Velux sky lights and glazed doors to the beautiful four piece ensuite with walk in shower, low level WC, vanity unit with wash hand basin and feature antique style free standing copper bath with designer mixer taps and tiling around. Externally he private drive for off street parking plus electric vehicle charging point. Internal viewings are highly recommended and can be arranged by contacting our Walton office. EPC D.



# Kings Gardens, Walton-On-Thames, KT12 2DW



Approximate total area<sup>®</sup>  
1332.27 ft<sup>2</sup>  
123.77 m<sup>2</sup>

Reduced headroom  
13.8 ft<sup>2</sup>  
1.28 m<sup>2</sup>

(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 BEDROOMS
- STUNNING MASTER SUITE WITH DESIGNER ENSUITE
- DOWNSTAIRS WC
- CLOSE TO TOWN CENTRE
- SEPARATE BAY FRONTED LIVING ROOM

- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF STREET PARKING WITH VEHICLE ELECTRIC CHARGING POINT
- PRIVATE CUL DE SAC
- MODERN OPEN PLAN KITCHEN WITH BI FOLD DOORS
- EPC D

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

