



11, Denton Grove, Walton-On-Thames, KT12 3HE

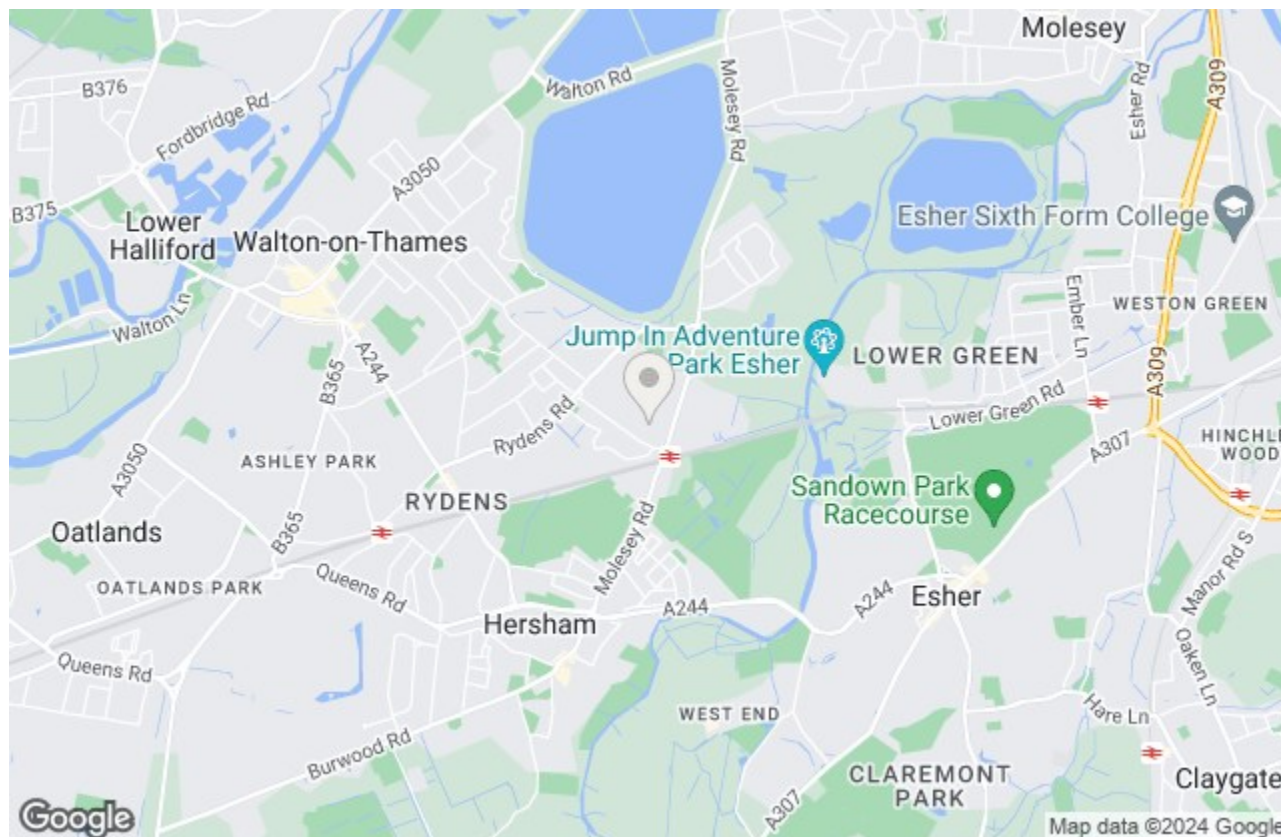
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England & Wales	EU Directive 2002/91/EC 	

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 	



£1,125,000 Freehold

We are delighted to offer this beautiful presented and skilfully extended detached family home which has been updated and maintained to a particularly high standard throughout. Denton Grove is a quiet, no through road set around a pretty green and conveniently positioned just a moments walk of Hershams mainline station and close to the ever popular Hershams schools. The accommodation offers the perfect blend of modern living and convenience, ideal for families seeking a comfortable and stylish residence and briefly includes a welcoming entrance hallway with quality wood flooring which flows through much of the ground floor, modern downstairs cloakroom, and bay fronted living room. The stunning modern fitted kitchen offers the perfect space to entertain with large Velux windows bringing through natural light to this open plan space, complimented with quartz work surfaces and cooking island. The room forms part of the extension with bi-fold doors leading out to the garden, seamlessly blending the indoor and outdoor living spaces. Two further reception rooms provide great space for families, one of which is used as an office and there is the advantage of a separate utility room. On the first floor you will find four generous size bedrooms, the master of which includes a good range of fitted wardrobes and modern ensuite shower. The family bathroom includes a modern white three piece suite. Externally the rear garden spans the width of the plot, mainly laid to lawn with mature trees and shrubs offering an element of seclusion. The large timber decked patio offers space to enjoy the sunshine and a separate patio to the side offers further seating. The detached garage has been cleverly converted to a gym with electric doors and side door from the garden whilst the front offers off street parking for several vehicles. Contact us today to arrange a viewing and experience the charm of Denton Grove for yourself.



Denton Grove, Walton-On-Thames, KT12 3HE



- FOUR BEDROOM DETACHED
- QUIET CUL DE SAC
- FOUR RECEPTION ROOMS
- GARAGE/GYM
- MASTER WITH ENSUITE

- EXTENDED FAMILY HOME ON CORNER PLOT
- SKILFULLY EXTENDED
- PARKING FOR SEVERAL VEHICLES ON PRIVATE DRIVE
- STUNNING KITCHEN/FAMILY ROOM WITH BIFOLD DOORS TO GARDEN
- CLOSE TO MAINLINE STATION

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