

10, Wolsey Drive, Walton-On-Thames, Surrey, KT12 3AY

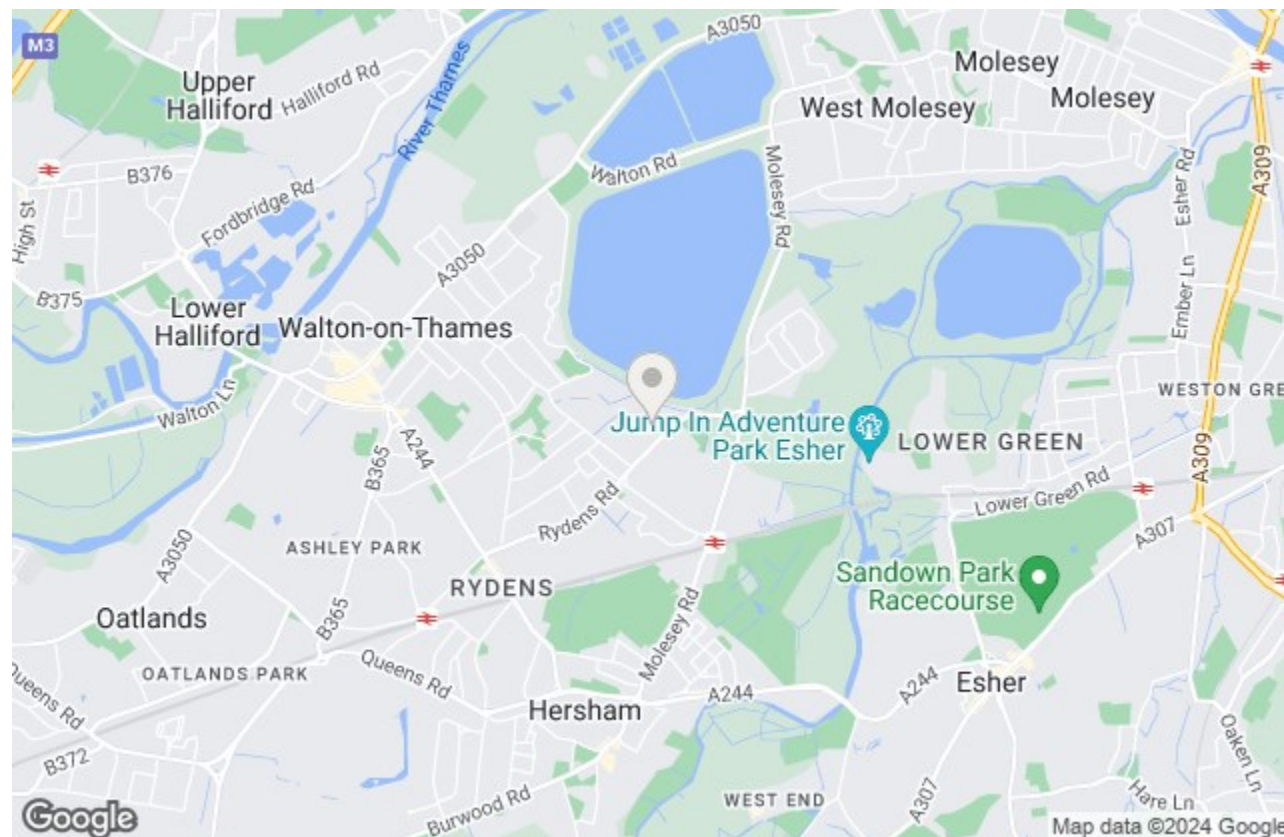
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



Offers In Excess Of £1,000,000 Freehold

Almost a new build! The current owners have built this stunning four bedroom family home from a small bungalow into this stunning new house. Bringing a new build feel to one of Walton on Thames most favoured roads within easy reach of Hershams or Walton on Thames stations. (London Waterloo approx 26 mins). The accommodation is over three floors, the ground floor hallway gives access to all rooms which all have underfloor heating, front aspect family/playroom, garage and downstairs W.C. Spanning the entire width of the property is the centre piece of this home, the spectacular open plan kitchen/dining/living area with a classic shaker style kitchen complemented with quartz work surfaces. The fully integrated kitchen includes built-in Bosch double oven, Bosch induction hob, integrated fridge freezer, washing machine, hot water tap with filtered water and dishwasher. The lounge/dining area includes Sonos App connected speakers in the ceilings and has plenty of room for large sofas and a family dining table. Across the rear of the wonderful space are large glazed sliding doors which enable seamless transition from your internal space to the porcelain tiled terrace. On the first floor are three fantastic size double bedrooms, the master of which benefits from a large walk-in wardrobe and luxuriously appointed en-suite shower room. The stunning family bathroom also located on the first floor comprises a four piece suite including a large walk-in shower. The cleverly designed feature spiral staircase rises to the top floor where you will find a further en-suite bedroom which could be used as a home office, games room or a further bedroom depending on your needs. Externally to the front is a private drive providing off street parking leading to the garage while the rear has both patio and lawn areas and is enclosed with newly installed panel fencing and further app controlled speakers. Call Harmes Turner Brown Walton office on 01932 222266.



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Approximate total area[®]
1878.23 sq ft
174.46 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

- FOUR BEDROOMS
- GARAGE & ELECTRIC CAR CHARGING POINT
- APPROX 1/2 MILE TO STATION
- STUNNING OPEN/PLAN KITCHEN/DINING/LIVING ROOM
- COMPLETELY REFURBISHED AND RE-MODELLED
- THREE LUXURY BATHROOMS
- DOWNSTAIRS CLOAKROOM
- FULL MOTION DETECTION HOME ALARM SYSTEM
- MASTER SUITE WITH WALK-IN WARDROBE
- FAMILY/PLAY ROOM

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 errors and omissions and they do not form part of any contract

