

18, Kings Road, Walton-On-Thames, KT12 2RA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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	

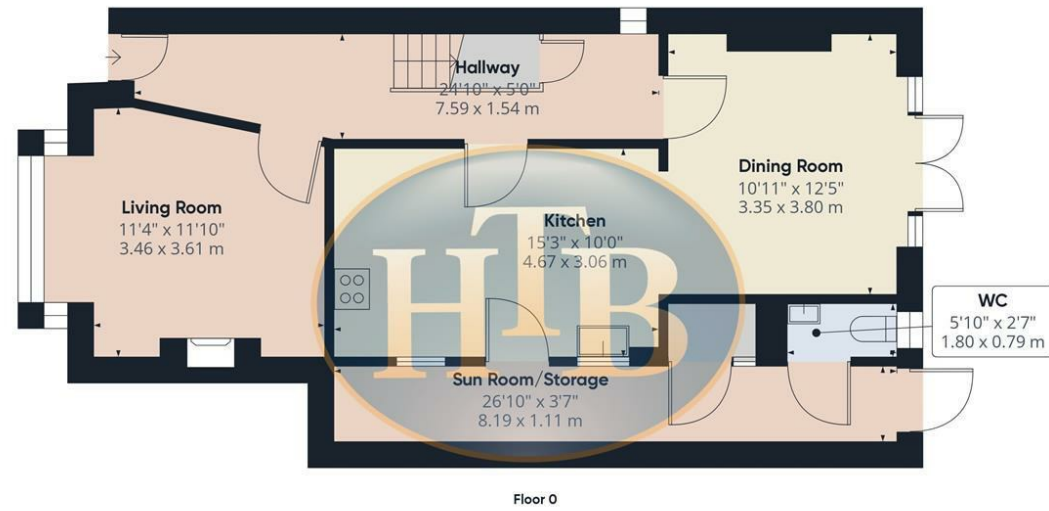
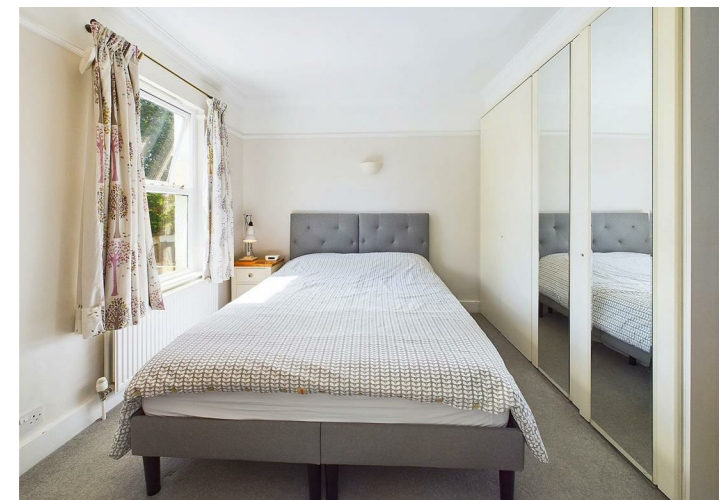
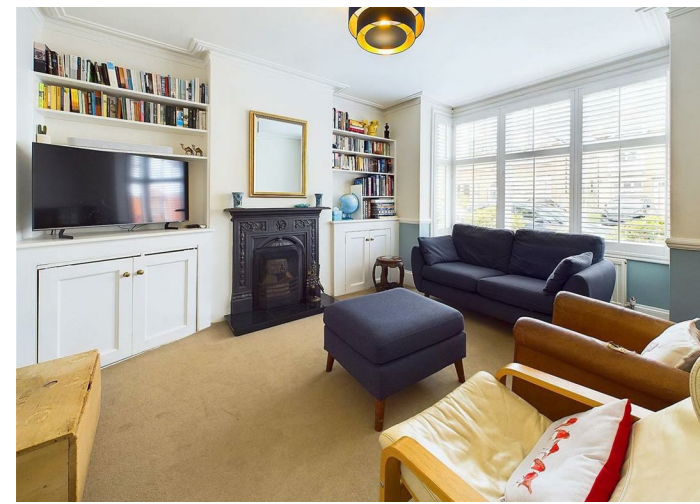


£925,000 Freehold

We are delighted to offer this detached family home which has been well cared for by the present owners offering exceptional value and a wealth of character and charm throughout with many original fireplaces and period features. Kings Road is one of Walton's most favoured Avenue's conveniently positioned within just a short walk of Walton on Thames town centre and Walton mainline station. The accommodation briefly includes a welcoming entrance hallway, bay fronted living room with feature fireplace, separate dining room with oak flooring which flows through to the and open plan kitchen. The modern kitchen is fitted with a good range of modern shaker style units and drawers and ample work surfaces. From the kitchen the side door leads to some covered storage with further access to the garden and access to the downstairs cloakroom. On the first floor you will find the master bedroom with modern ensuite including a three piece suite with walk in shower, low level wc and wash hand basin plus heated towel rail. You will also find three further bedrooms and a modern family bathroom. A pull down ladder gives access to the large loft are which has been cleverly boarded and currently used as a work from home space. Externally the sunny rear garden includes a private patio, side pedestrian access, artificial lawn and feature wall to the rear whilst the front provides a small driveway which could be used for off street parking. This lovely character home is sure to receive high levels of interest so an early internal viewing is highly recommended. Contact our Walton office now for further details or an appointment to view.



Kings Road, Walton-On-Thames, KT12 2RA

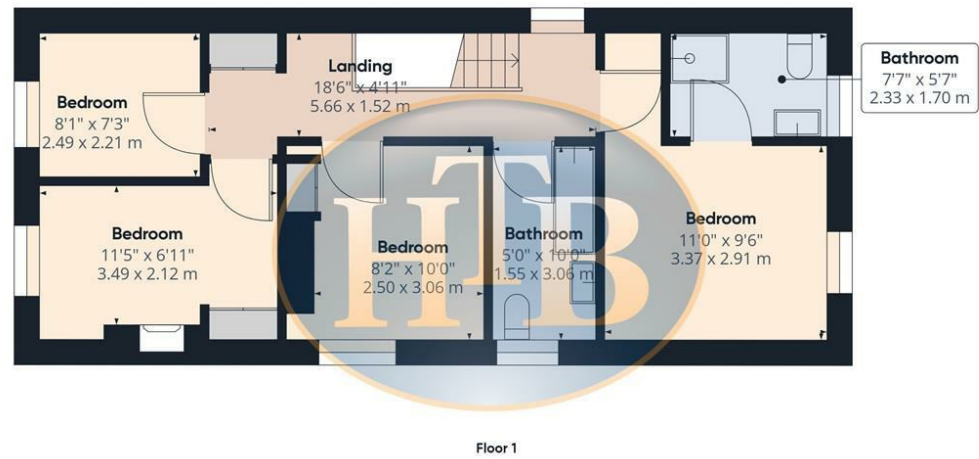


Approximate total area¹⁾
1210.88 ft²
112.49 m²

(1) Excluding balconies and terraces

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
- POPULAR KINGS ROAD
- DOWNSTAIRS CLOAKROOM
- OPEN PLAN LIVING ROOM
- POTENTIAL TO EXTEND FURTHER STPP
- DETACHED CHARACTER HOME
- CLOSE TO TOWN CENTRE AND MAINLINE STATION
- TWO RECEPTION ROOMS
- SUNNY REAR GARDEN
- BEAUTIFULLY PRESENTED

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