



65, 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
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	

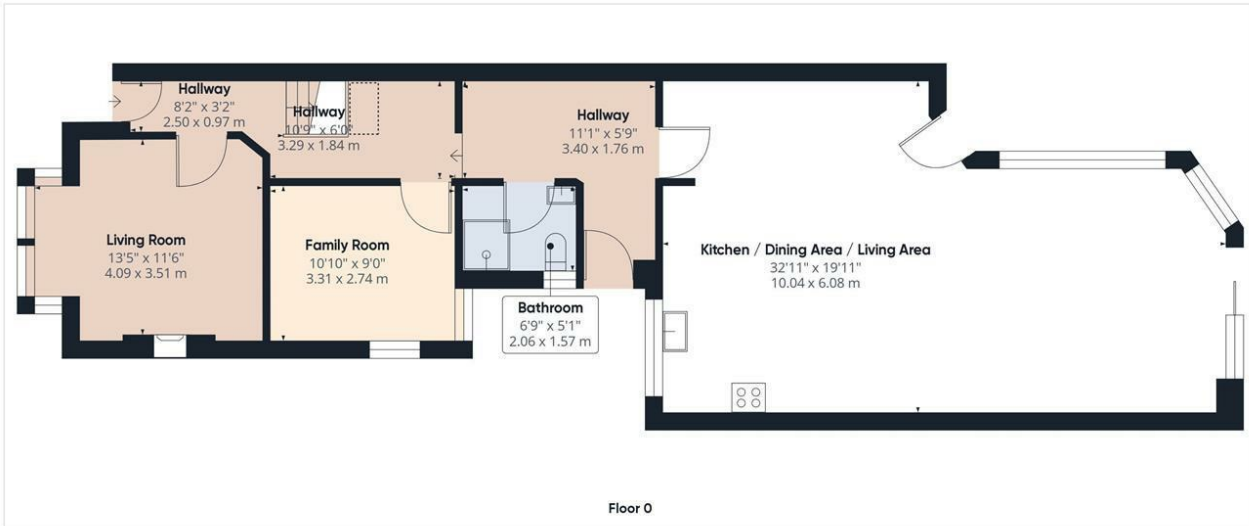


£1,000,000 Freehold



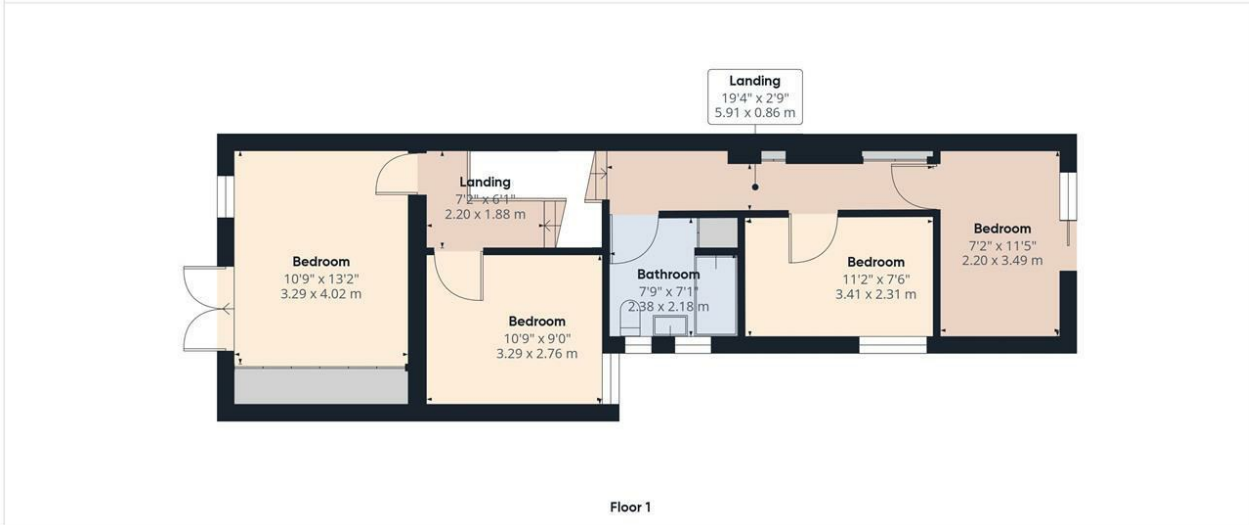
We are delighted to offer this skilfully extended four bedroom family home conveniently located in the ever popular Kings Road just a short walk of both Walton on Thames mainline station and Walton town centre. This period semi includes a wealth of character and charm including feature fireplaces, oak flooring with a modern twist in the fabulous extended family room/kitchen. This bright and airy living space towards the rear of the property includes the modern fitted kitchen, large windows and sky lanterns bringing through natural light in abundance. The feature concrete flooring adds to the modern feel and includes under floor heating. Another highlight of this property is the beautiful garden, meticulously maintained and well stocked with a variety of pretty plants, trees and shrubs. Whether you have a green thumb or simply enjoy spending time outdoors, this large garden provides a tranquil retreat and also backs onto the park behind with access via the rear gate. Further ground floor space includes a separate bay fronted living room, modern downstairs wc/shower room and welcoming entrance hallway. The first floor provides four bedrooms and a modern three piece family bathroom. From the rear bedroom a sliding door gives access to the roof terrace providing far reaching views across the garden and park. Internal viewings are highly recommended to fully appreciate this deceptively spacious accommodation and wonderful character home.

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Approximate total area⁸
 1642.76 ft²
 152.62 m²

Reduced headroom
 16.14 ft²
 1.5 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
- TWO BATHROOMS
- LARGE OPEN PLAN LIVING/KITCHEN/FAMILY ROOM
- CHARACTER FEATURES WITH FIREPLACES
- CLOSE TO TOWN CENTRE
- SKILFULLY EXTENDED FAMILY HOME
- BEAUTIFUL REAR GARDEN BACKING ONTO PARK
- SEPARATE LOUNGE
- CLOSE TO MAINLINE STATION
- 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

