


88a, Kings Road, Walton-On-Thames, KT12 2RD

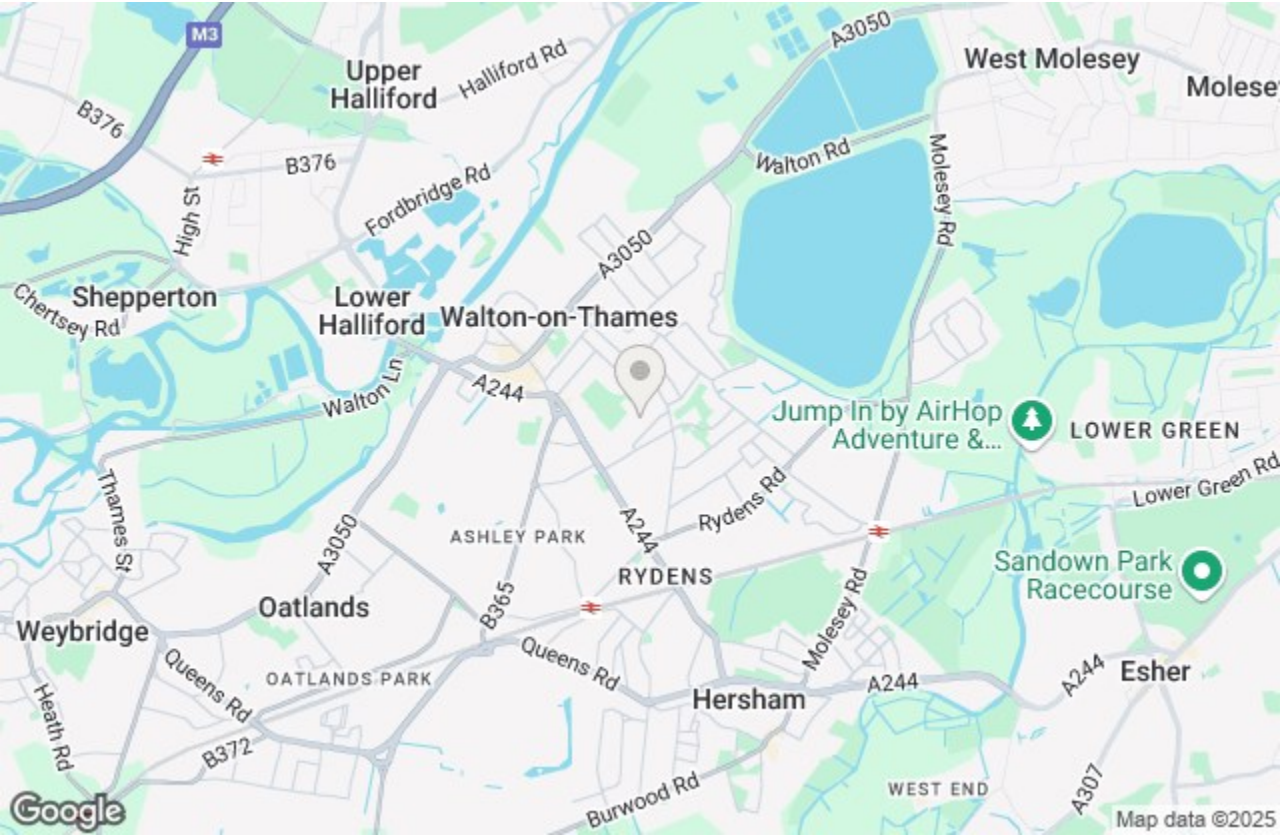
| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 64 | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | |  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO2 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 CO2 emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |

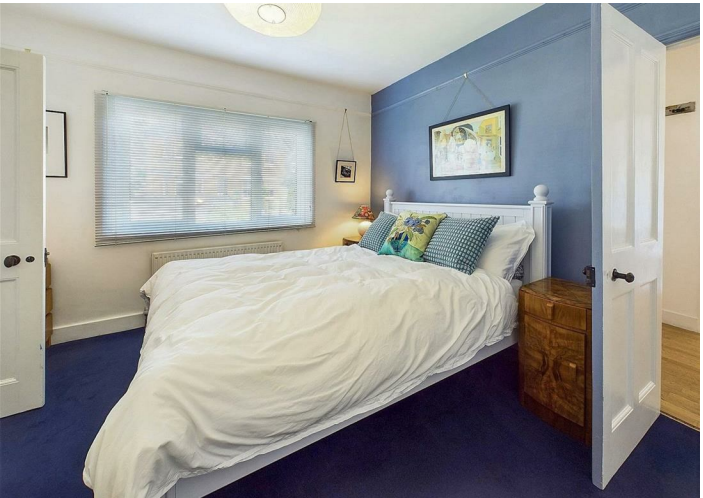
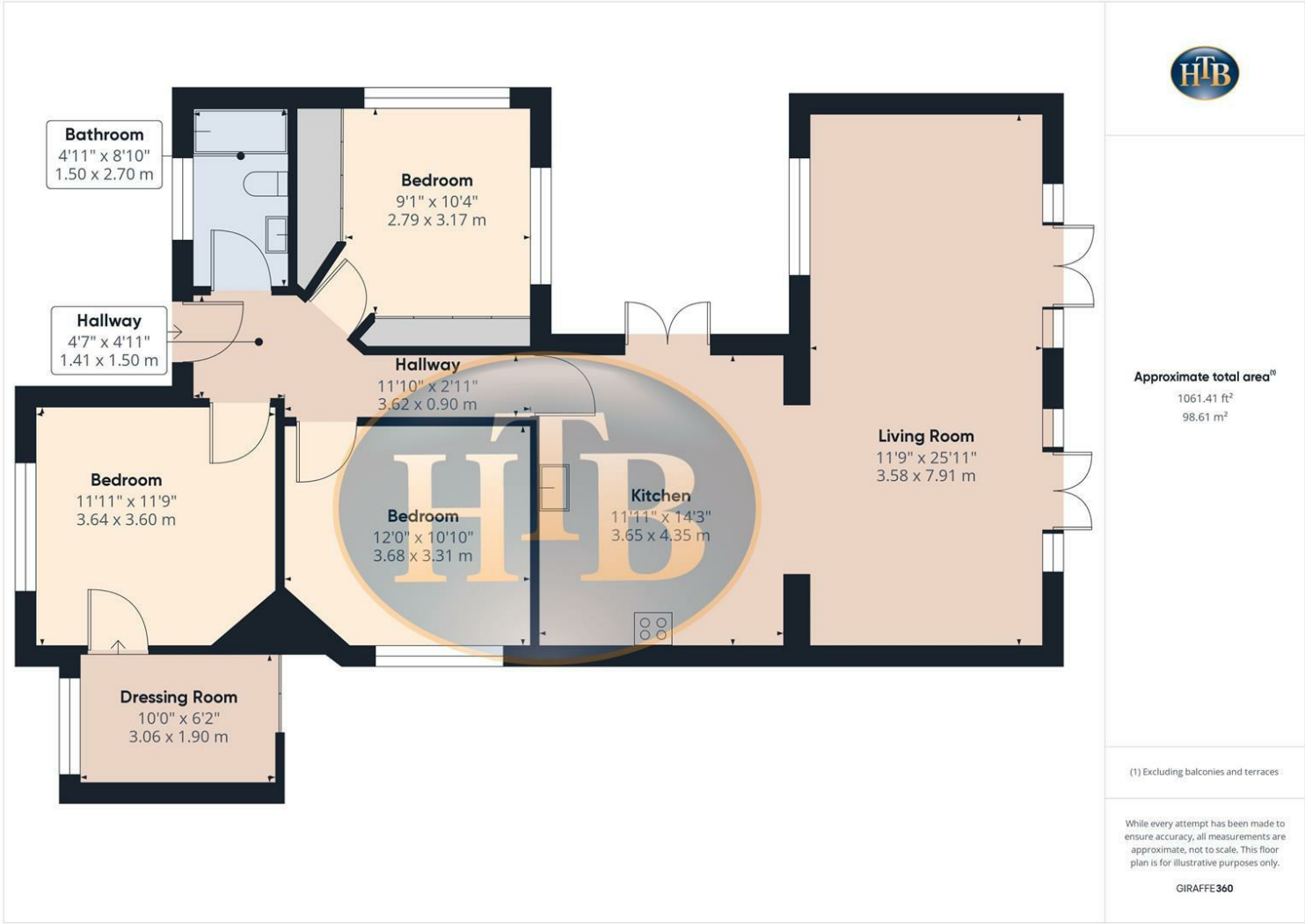


£879,950 Freehold

We are delighted to offer this detached bungalow located in the ever popular Kings Road just a short walk from Walton on Thames mainline station and Walton town centre. Bungalows are rarely available in this favoured location and as such internal viewings are highly recommended at your earliest convenience to avoid disappointment. The spacious accommodation has been well cared for by the present owners and briefly include a welcoming entrance hallway, open plan living/dining room with quality stripped wood flooring and two double doors opening onto the sunny rear garden bringing through natural light in abundance. The open plan kitchen offers ample work surfaces, and plenty of eye and base level units, all adding to the open feel. From the kitchen another set of doors open onto the pretty courtyard which provides pedestrian access to the garden. To the front of the bungalow you will find three generous size double bedrooms, the master of which has a dressing room with a good range of fitted wardrobes. The family bathroom includes a modern white suite with bath and shower over, vanity unit housing the sink and low level WC plus heated towel rail. Externally the beautiful rear garden provides the perfect space to entertain with many mature trees, shrubs and pretty flower borders, complimented with a large well kept lawn. The front provides off street parking on the private driveway with a pretty garden to the side. In all a wonderful home that would suit a downsizer, young family or perhaps someone looking to extend further due to the development potential. For further details contact our Walton office.



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



- THREE DOUBLE BEDROOMS
- POPULAR RESIDENTIAL ROAD NEAR TOWN & STATION
- ENSUITE DRESSING ROOM TO MASTER
- OFF STREET PARKING
- VIEWINGS RECOMMENDED
- DETACHED BUNGALOW
- MODERN BATHROOM
- BEAUTIFUL REAR GARDEN
- OPEN PLAN LIVING/DINING/KITCHEN
- 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