

40, Manor Road, Walton-On-Thames, KT12 2PF

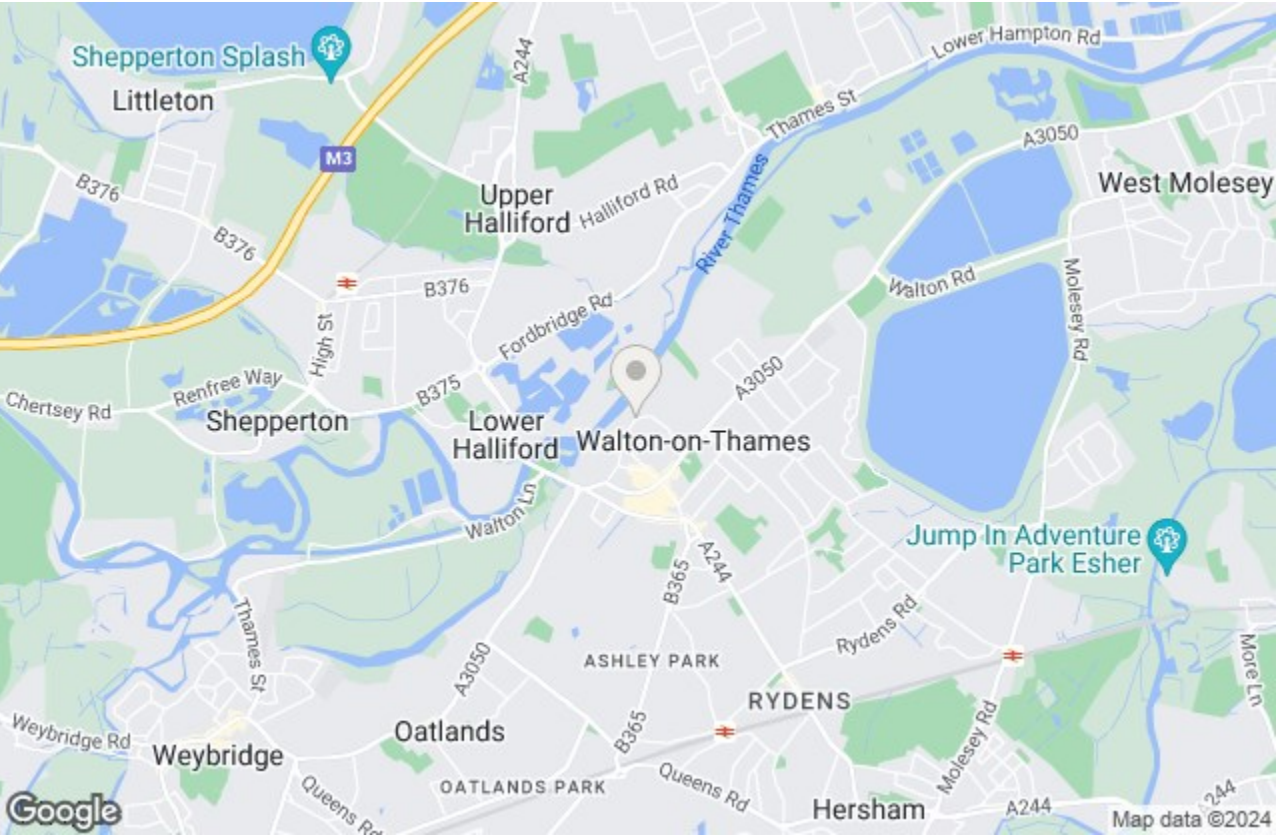
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

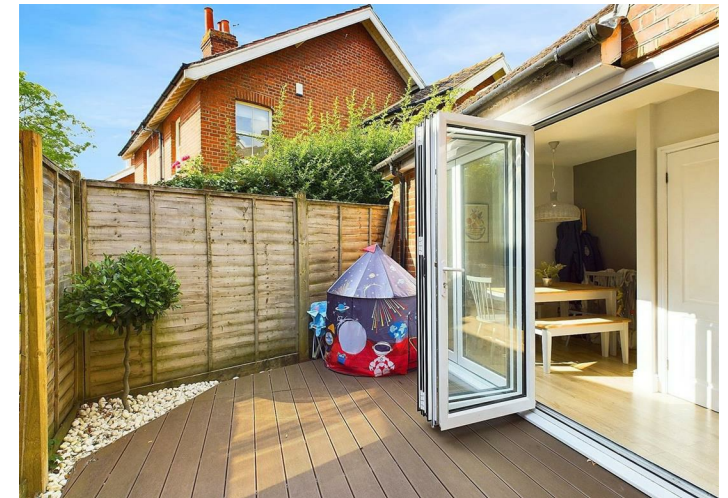


£600,000 Freehold

We are delighted to offer this beautifully presented period home enjoying a idyllic and convenient just a few minutes walk from Walton town centre and the pretty towpath to the river Thames offering pleasant walks and bike rides with numerous local pubs nearby. This wonderful home offers a wealth of character throughout and briefly includes a welcoming entrance hallway, bay fronted living room with feature fireplace, separate family room with open plan modern fitted shaker style kitchen with ample eye and base level units and drawers, breakfast bar and quartz work surfaces. There is the advantage of a downstairs cloakroom and open dining area. Bi-fold doors add to the open feel with natural light bursting through the ground floor and lead onto the sunny courtyard garden with access straight onto a path which leads to the river. On the first floor you will find two double bedrooms and a large family bathroom with a modern three piece suite including bath with shower over, low level wc and wash hand basin. Internal viewings are a must and can be arranged by contacting our Walton office on 01932 222266. EPC D.



Manor Road, Walton-On-Thames, KT12 2PF



- TWO DOUBLE BEDROOMS
- CLOSE TO RIVER THAMES
- MODERN OPEN PLAN KITCHEN/DINING ROOM
- BI-FOLD DOORS TO SUNNY COURTYARD GARDEN
- WELL PRESENTED THROUGHOUT
- PRETTY CHARACTER HOME
- CLOSE TO TOWN CENTRE
- DOWNSTAIRS WC
- SEPARATE LOUNGE WITH FEATURE FIREPLACE

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