



58, Regency Gardens, Walton-On-Thames, KT12 2BE

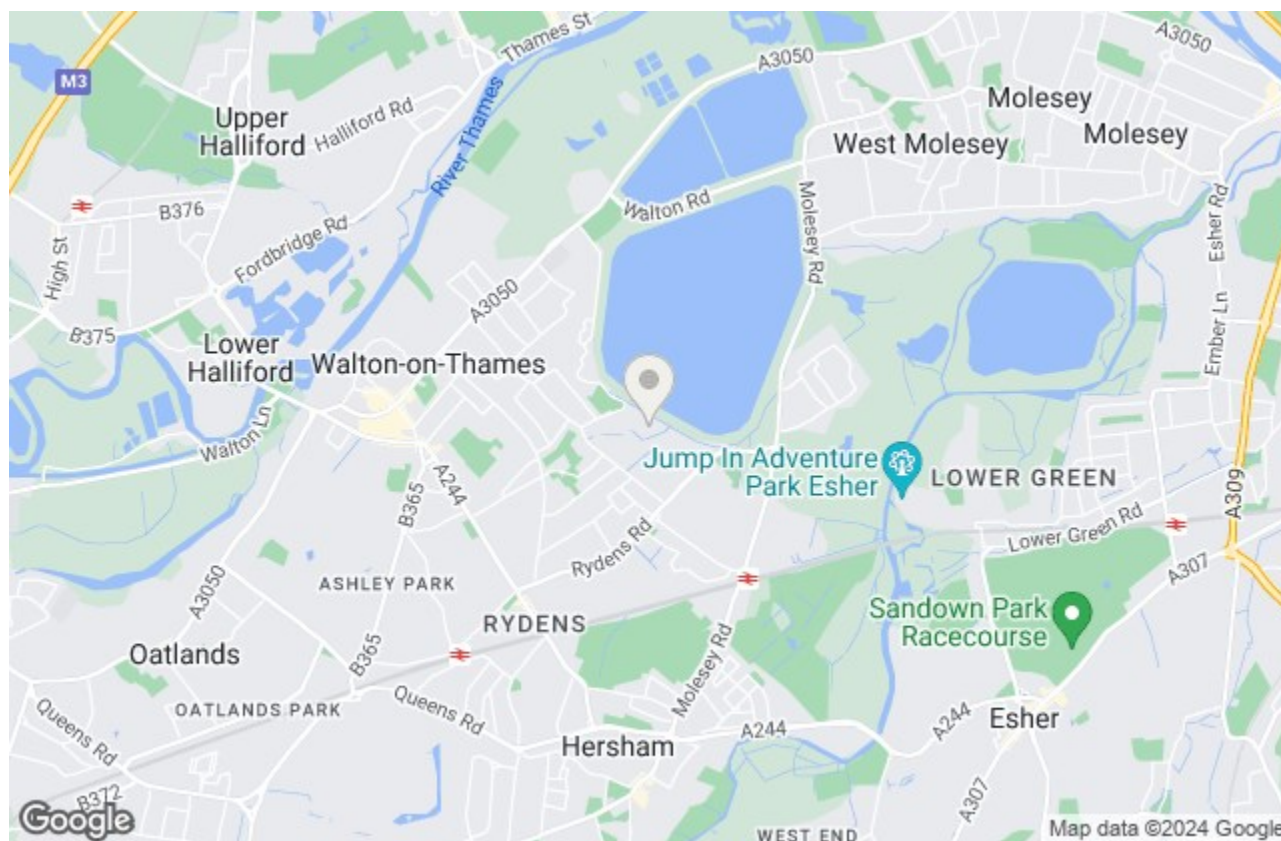
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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			
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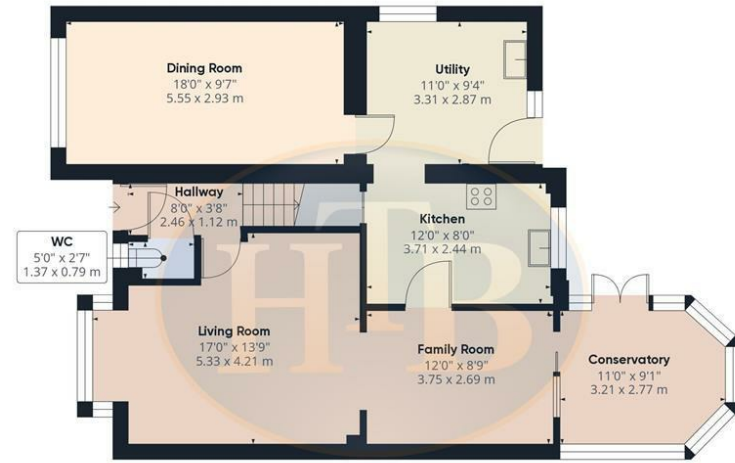


£785,000 Freehold

We are delighted to offer this detached four bedroom family home located within a popular residential cul de sac and offered for sale with no onward chain. The property has been skilfully converted and briefly includes a welcoming entrance hall with downstairs cloakroom, bright and airy through lounge with archway to the dining area and doors onto the double glazed conservatory. The kitchen is fitted with a good range of eye and base level units with ample work surfaces and there is the advantage of a large utility room/reception with further storage. The original garage has been cleverly converted to provide a further reception room with modern wood flooring and double glazed window to the front. On the first floor you will find four bedrooms, one with an ensuite bathroom/shower room including a modern white suite. The family bathroom also includes a modern white three piece suite and modern tiling. Externally the private rear garden is mainly laid to lawn with mature tree and shrub borders and paved patio leading out from the conservatory. To the side of the conservatory there is a storage shed with power and side access. To the front the private driveway provides off street parking with a lawned garden to the side. Offering exceptional value for money, viewings are highly recommended and can be arranged by contacting our Walton office.

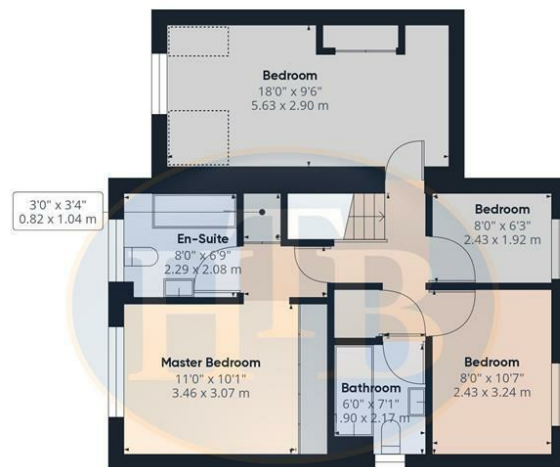


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Approximate total area[®]
 1489.19 ft²
 138.35 m²

Reduced headroom
 20.77 ft²
 1.93 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 BEDROOM DETACHED FAMILY HOME
- QUIET CUL-DE-SAC
- TWO BATHROOMS
- MASTER BEDROOM WITH EN-SUITE
- OFF STREET PARKING
- NO CHAIN
- DOWNSTAIRS CLOAKROOM
- THREE RECEPTION ROOMS

