

11, Rydens Park, Walton-On-Thames, KT12 3DP

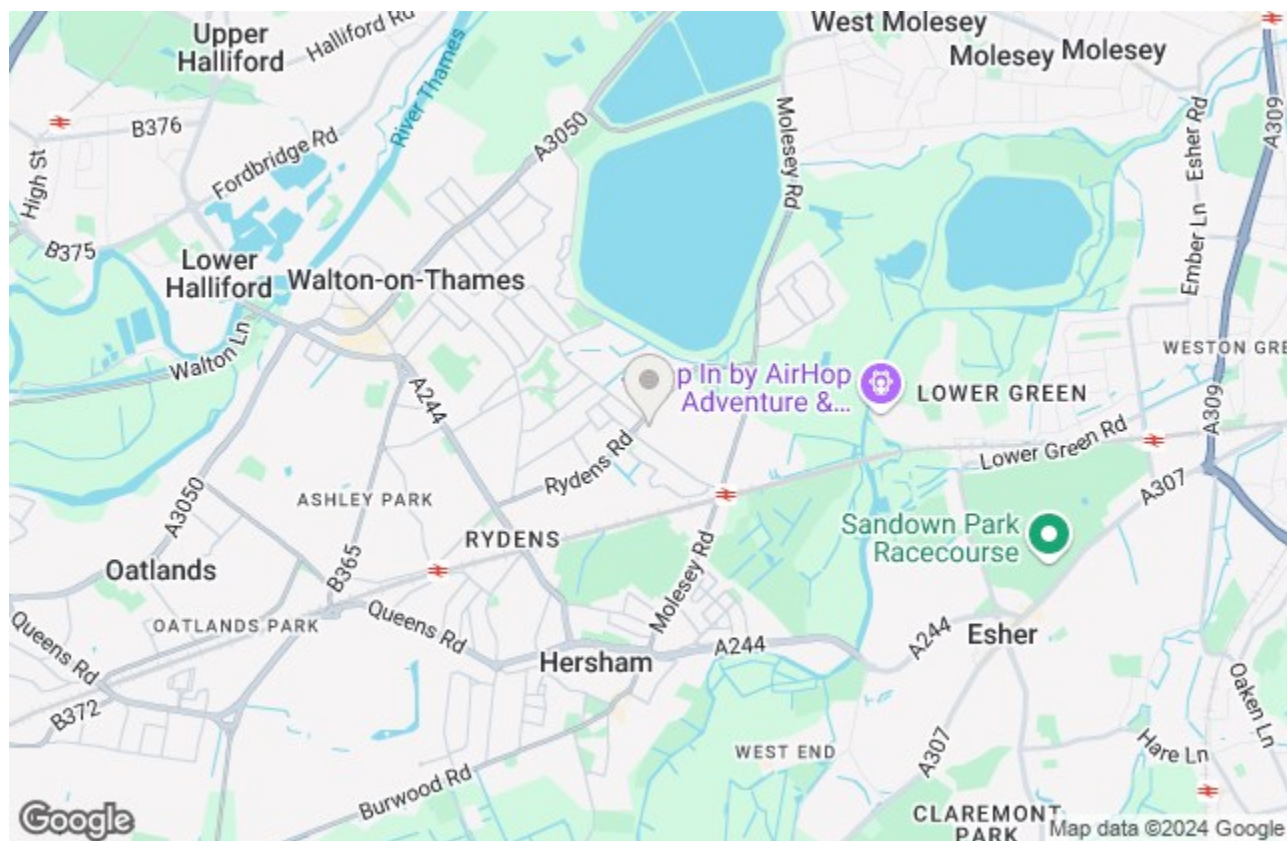
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| 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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| Not environmentally friendly - higher CO ₂ emissions | | | |
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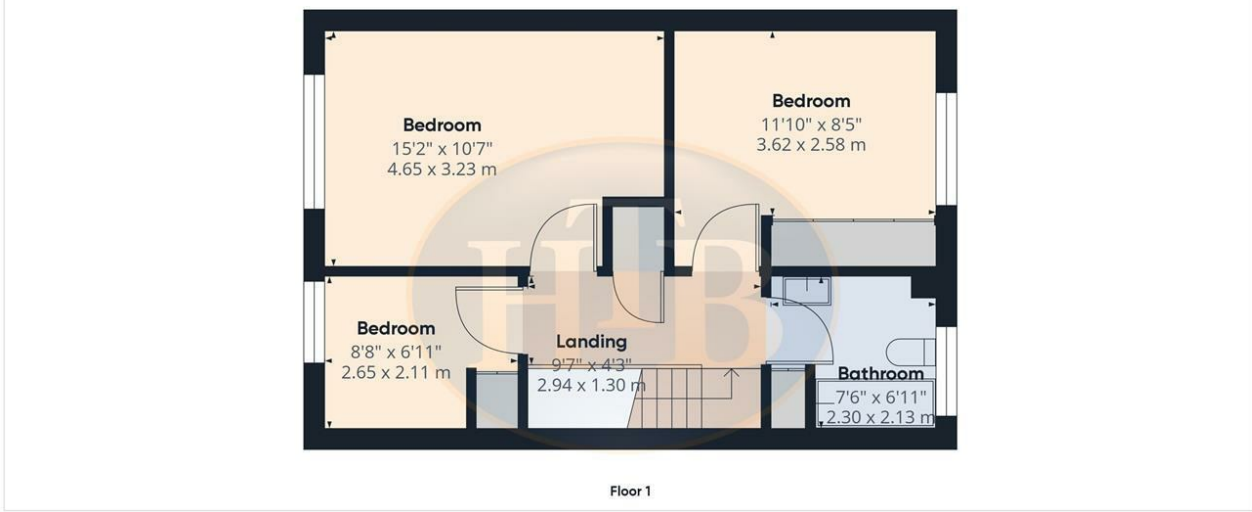


Offers In Excess Of £550,000 Freehold

NO CHAIN-GARAGE-Having been skilfully extended to create a spacious kitchen/dining area we are pleased to offer this three bedroom family home located in a very quiet cul-de-sac overlooking a central green approx 1/2 mile from Hersham station in the popular "Rydens Area" of Walton on Thames. The accommodation briefly comprises entrance hall, downstairs W.C. spacious living room, L shape re-fitted kitchen which open to the dining area with views over the rear garden. On the first floor are three good size bedrooms and the luxuriously appointed bathroom with a matching four piece suite including shower over the bath. Externally to the front is an attractive communal green while the rear has both lawn and patio areas and is enclosed with panel fencing with mature shrub borders. The property also benefits from a garage which is located in a nearby block. Call HTB Walton on 01932 222266.



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Approximate total area⁽¹⁾
1089.13 ft²
101.18 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

- THREE GOOD SIZE BEDROOMS
- CUL-DE-SAC LOCATION
- NO ONWARD CHAIN
- GARAGE
- OPEN PLAN KITCHEN DINING AREA
- DOWNSTAIRS CLOAKROOM
- SHORT WALK TO TRAIN STATION
- SKILFULLY EXTENDED
- SPACIOUS LIVING ROOM
- OVERLOOKING COMMUNAL GREEN

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