

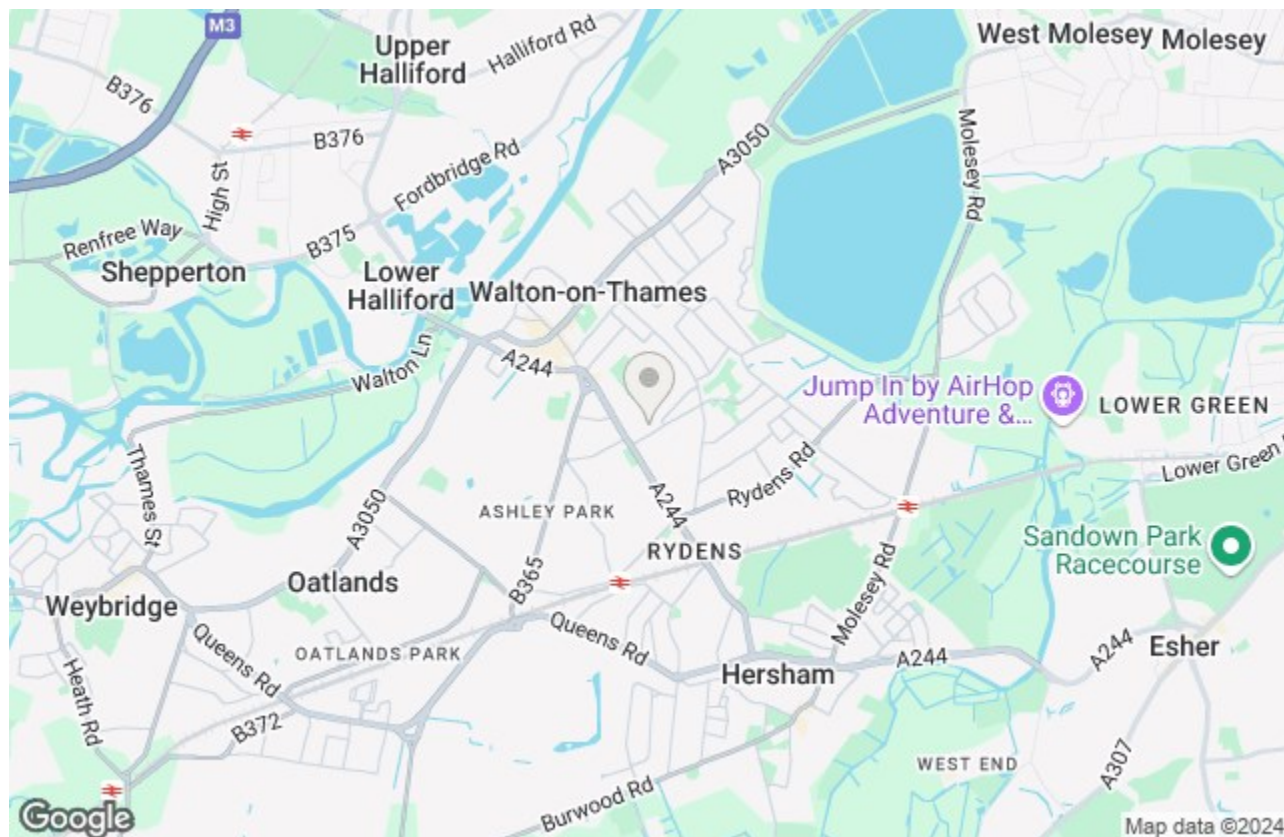
5, Crutchfield Lane, Walton-On-Thames, Surrey, KT12 2QY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



£950,000 Freehold



NO ONWARD CHAIN

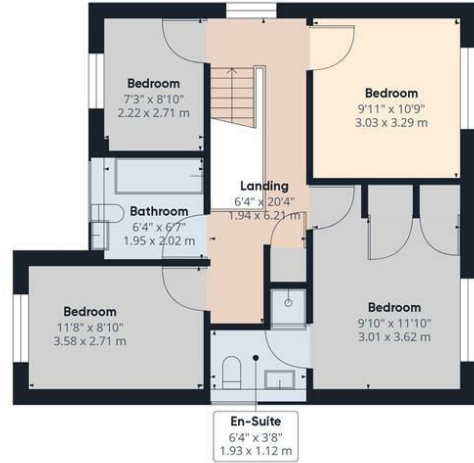
We are delighted to offer this detached four bedroom family home quietly tucked away towards the end of this popular residential cu-de-sac just a short walk from both Walton on Thames town centre and mainline station. The property has been well cared for by the present owner but has potential to improve and extend, subject to the usual planning consents. One of the main features of this pretty home is the large gravel driveway with ample parking for several vehicles - a rarity this close to the town. The accommodation briefly includes an entrance hallway with downstairs WC, good size living room overlook the rear garden, separate dining room with archway to the fitted kitchen/breakfast room and separate family room/study. On the first floor you will find the master bedroom with modern ensuite shower room and three further bedrooms plus the family bathroom. Externally the private rear garden includes many mature trees, shrubs and flowers with a private patio and space to the side with further potential to extend. Other features include double glazing, gas central heating and an integral garage. In all a lovely family home in one of Walton's most favoured locations and we are sure will attract much interest from the market. To view please contact our Walton office on 01932 22266.

Council Tax Band: G - EPC C.

Crutchfield Lane, Walton-On-Thames, Surrey, KT12 2QY



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 1418.15 ft²
 131.75 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. Calculations are based on RICS IPMS 3C standard.

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- NO ONWARD CHAIN
- POPULAR LOCATION CLOSE TO TOWN CENTRE
- FOUR BEDROOMS
- POTENTIAL TO EXTEND/IMPROVE
- ENSUITE TO MASTER BEDROOM
- DETACHED FAMILY HOME
- SHORT WALK TO MAINLINE STATION
- LARGE PRIVATE DRIVE WITH PARKING FOR SEVERAL VEHICLES
- INTEGRAL GARAGE
- THREE RECEPTION ROOMS

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