

2, Winslow Way, Walton-On-Thames, Surrey, KT12 3DH

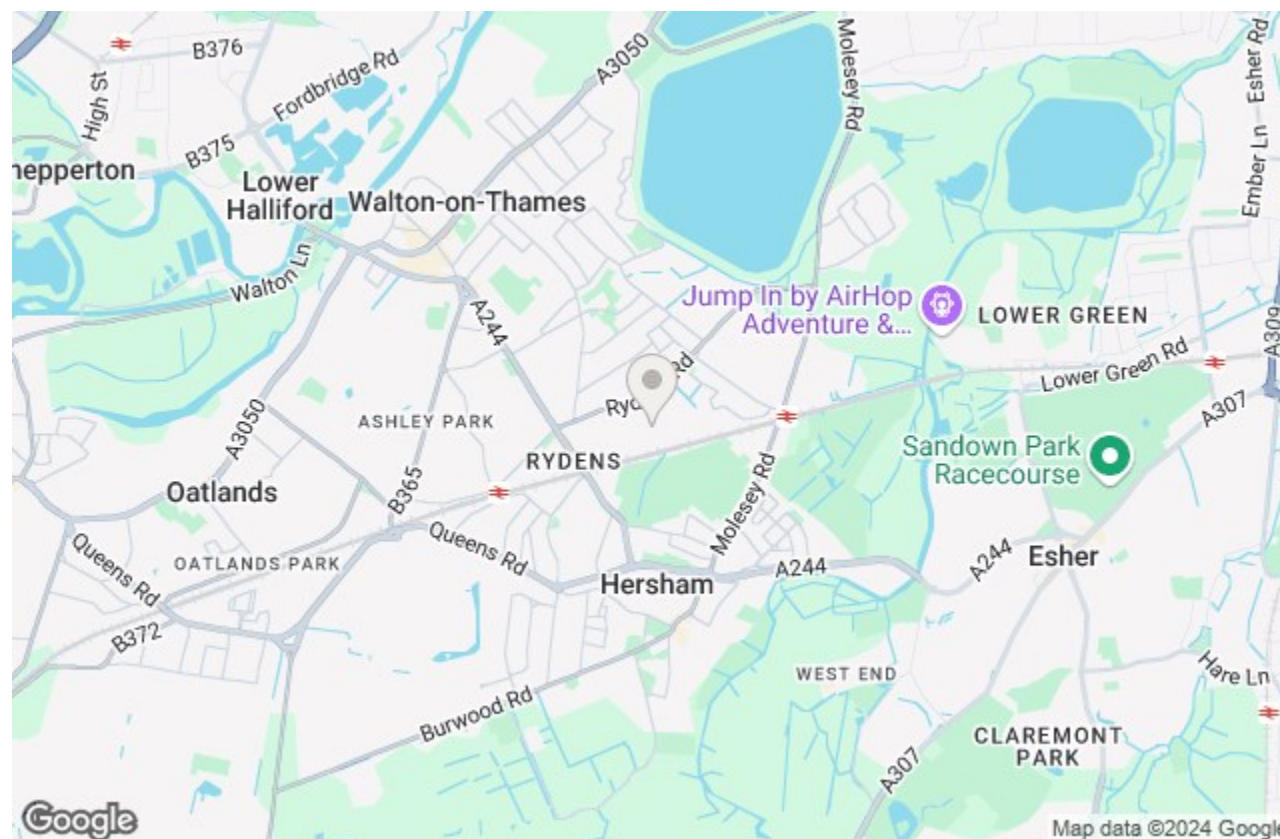
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



£895,000 Freehold

We are delighted to offer this detached three bedroom bungalow located in a very popular private development of similar properties in the popular Rydens area just a short walk from local shops and Walton on Thames mainline station. Offered for sale with no onward chain, this three bedroom home has been skillfully extended to include a UPVC conservatory. The accommodation briefly comprises a welcoming entrance hall, extended lounge/dining room with feature fireplace, kitchen with integrated dishwasher, oven and hob, three bedrooms, the master of which has a great range of built-in wardrobes and en-suite W.C. The main family bathroom comprises a matching five piece suite including separate shower cubicle. Externally to the front is a private drive providing off street parking leading to the garage, while the rear private garden has both patio and lawned areas with mature trees and shrub borders, and enclosed with panel fencing. Viewings are highly recommended and can be arranged by contacting our Walton on Thames office on 01932 22 22 66. NO ONWARD CHAIN.



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- POPULAR PRIVATE DEVELOPMENT
- DETACHED BUNGALOW
- APPROX 1/2 MILE TO STATION
- PRIVATE DRIVE FOR OFF STREET PARKING
- SHORT WALK TO MAINLINE STATION
- NO ONWARD CHAIN
- THREE BEDROOMS
- LARGE CONSERVATORY
- CLOSE TO LOCAL SHOPS
- 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