


9, Kings Gardens, Walton-On-Thames, KT12 2DW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		

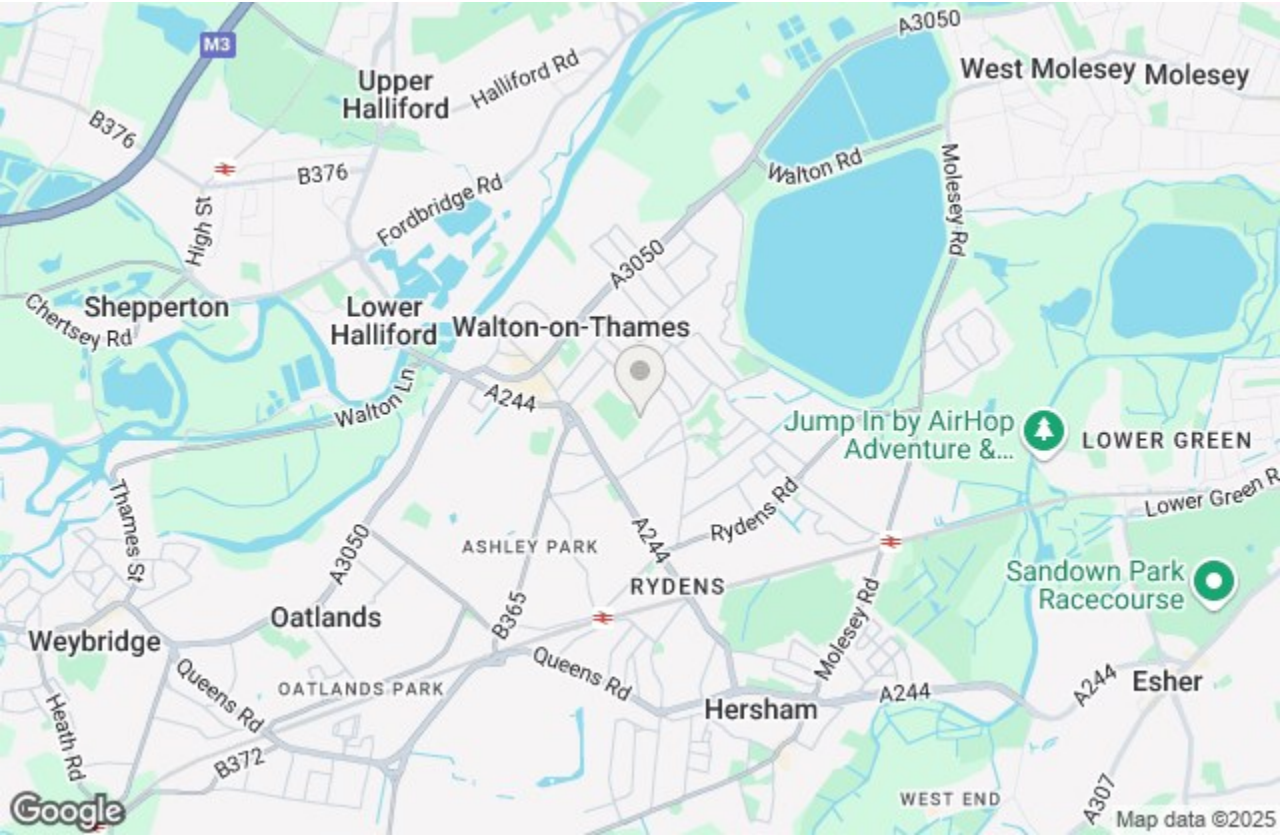


Offers In Excess Of £750,000 Freehold

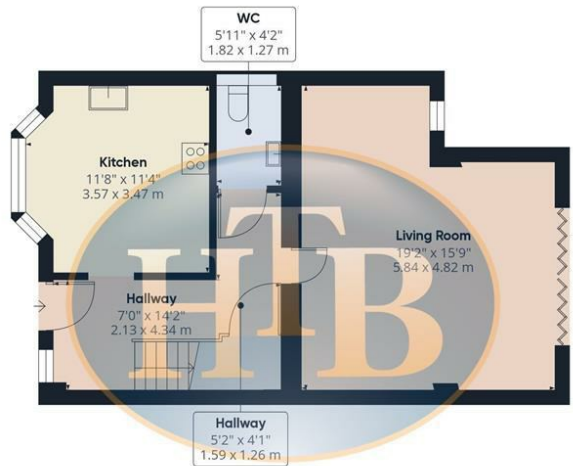
We are delighted to offer this modern three bedroom semi detached home enjoying perhaps one of the best positions within the ever popular Kings Gardens development of just 17 residential houses. With far reaching views across the park, Kings Gardens is conveniently located within a short stroll of Walton on Thames town centre with its great range of shops, cafes and restaurants along with the Everyman Cinema. The river Thames tow path with its riverside pubs and cafes is within easy reach as is the main line station with excellent links to London Waterloo (approx 26 mins). In addition to the private garden the residents have a gated communal garden set around a central square within the cul de sac.

This property offers tremendous scope to extend into the roof space subject to the usual consents. The accommodation has been well cared for and includes a good size entrance hallway, modern downstairs WC, good size fitted kitchen/breakfast room with matching eye and base level units and drawers and space for dining table. The main living room is bright and airy with bi-fold doors bringing in natural light in abundance.

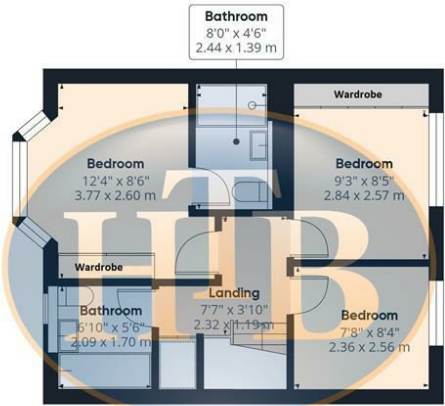
To the first floor you will find three good size bedrooms, the master of which has a modern ensuite shower room along with a great range of built-in wardrobes. The separate modern family bathroom room includes a three piece suite. The two rear bedrooms provide wonderful views across the park to the rear, both of which benefit from a large fitted wardrobe providing ample storage.



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Floor 0



Floor 1



Approximate total area[®]
950.36 ft²
88.29 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



- QUIET CUL DE SAC
- THREE BEDROOMS
- SHORT STROLL TO TOWN CENTRE
- EASY REACH OF WALTON STATION (LONDON WATERLOO APPROX 26 MINS)
- SHORT WALK TO RIVER THAMES TOW PATH WITH IT'S RIVERSIDE PUBS AND CAFES
- PRIVATE GARDEN AND GATED COMMUNAL SQUARE
- ENSUITE TO MASTER
- OFF STREET PARKING FOR TWO CARS
- BI-FOLD DOORS TO REAR GARDEN
- FAR REACHING PARK VIEWS

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

