


71, Rydens Avenue, Walton-On-Thames, KT12 3JH

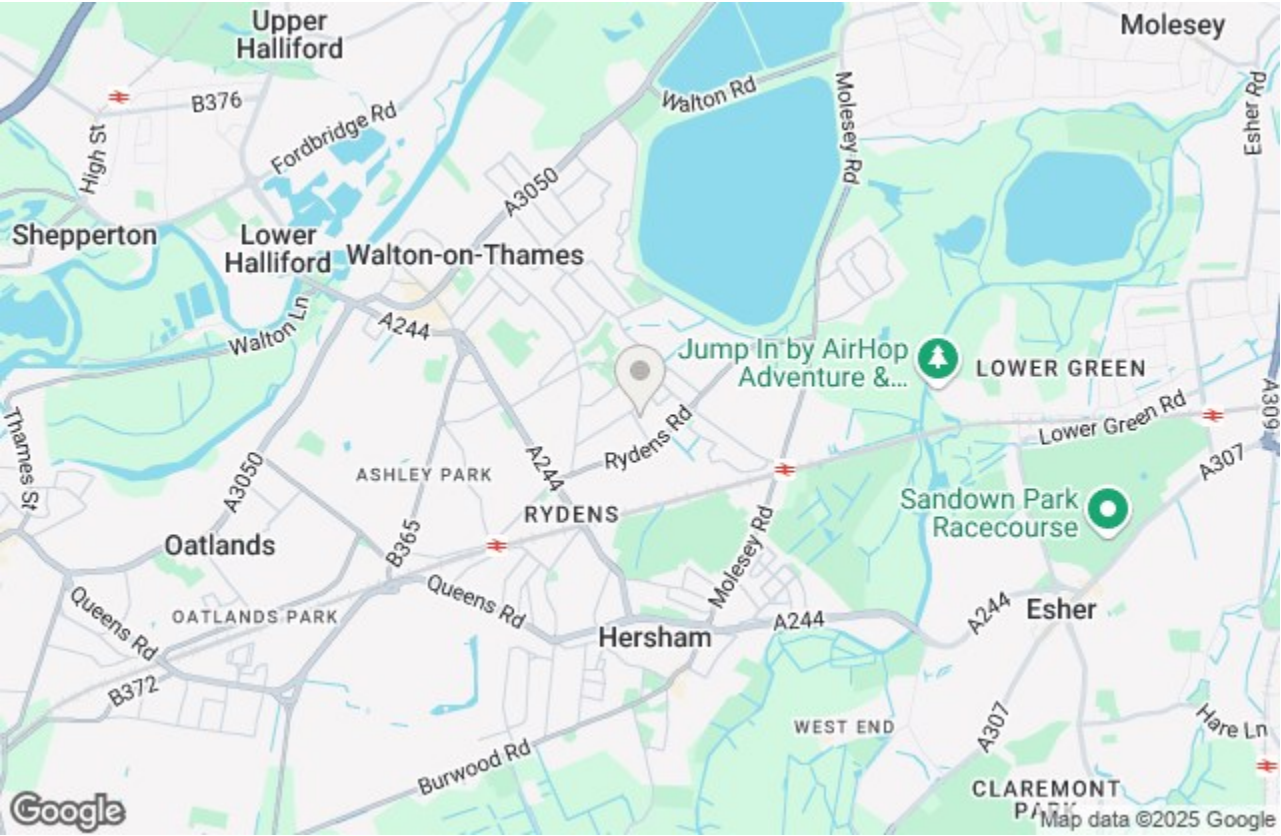
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>52</div>	<div>81</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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
		



£800,000 Freehold

We are delighted to offer this halls adjoining family home located in the ever popular Rydens Avenue, close to popular local schools, both Hersham and Walton on Thames mainline stations and the local shops at The halfway. The property is offered for sale with no onward chain and briefly includes a welcoming entrance hallway with parquet flooring which is also in the bay fronted dining room, modern fitted kitchen with a good range of eye and base level units and drawers and a separate living room across the rear of the home overlooking the garden. The rear garden is one of the main features of this wonderful home, measuring approx 150' in length, mainly laid to lawn with paved patio adjacent to the home which continues to the side of the property. A detached garage sits within the garden and is accessed via the private drive from the front which provides ample parking. To the first floor you will find three good size bedrooms and a modern shower room plus separate WC. the property has potential to extend and improve subject to the usual planning consents. Internal viewings are highly recommended to fully appreciate the size of the plot and potential within. Contact our Walton office now to view. 01932 222266.



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- THREE BEDROOMS
- LARGE GARDEN EXTENDING APPROX 150' IN LENGTH
- DETACHED GARAGE
- TWO RECEPTION ROOMS
- SHORT WALK TO MAINLINE STATION
- POPULAR RYDENS AREA
- LARGE PRIVATE DRIVE FOR OFF STREET PARKING
- NO ONWARD CHAIN
- HALLS ADJOINING SEMI DETACHED HOME
- POPULAR SCHOOLS CLOSE BY

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