

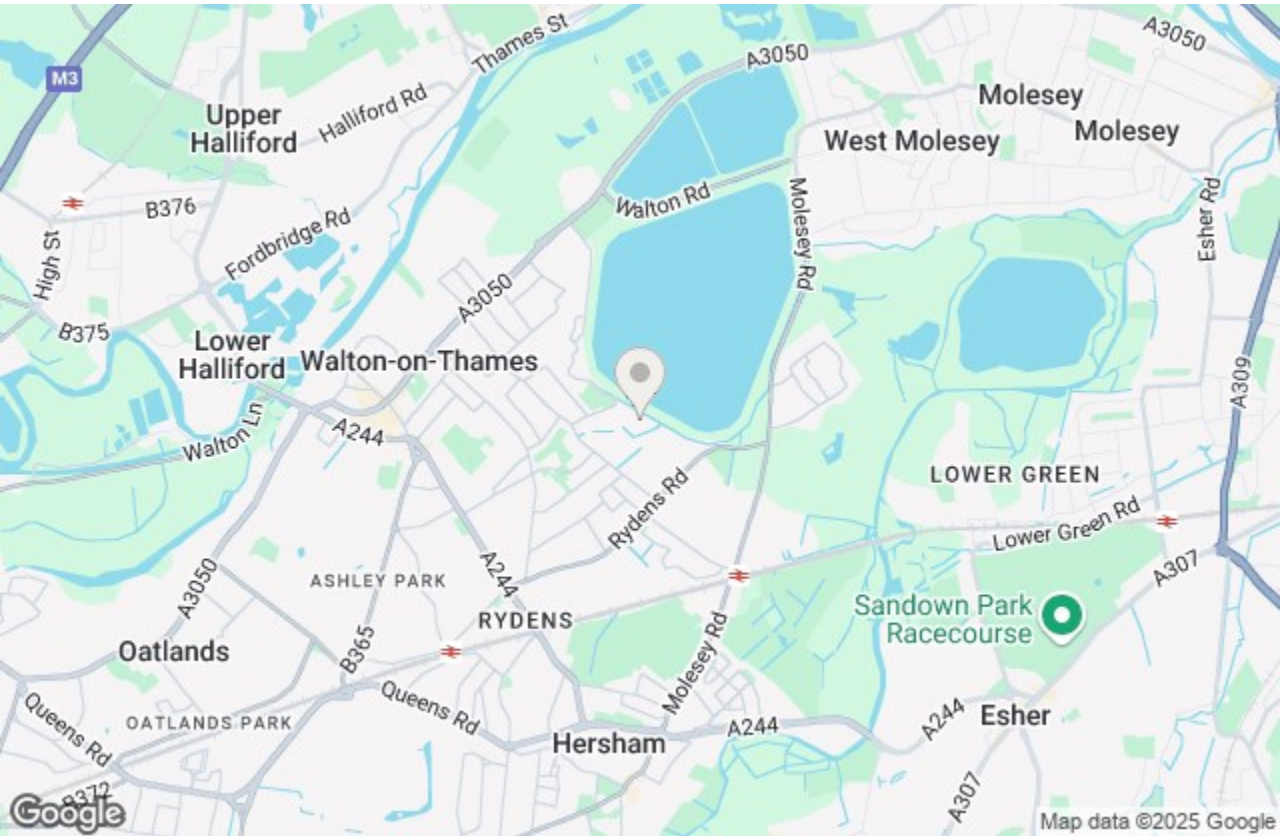
50, Regency Gardens, Walton-On-Thames, KT12 2BE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



£950,000 Freehold



Harmes Turner Brown Walton are delighted to bring to the market this impressive five/six-bedroom detached family home, positioned on a desirable corner plot within a quiet cul-de-sac, enjoying stunning views over the reservoir.

This beautifully presented home offers exceptional space, modern design, and a thoughtful layout, perfect for contemporary family living. One of its standout features is the stunning rear extension, which has transformed the ground floor into a spectacular open-plan kitchen/living/dining area, complete with bi-fold doors that open seamlessly onto the sunny rear garden. The modern fitted kitchen is finished to a high standard, boasting Neff ovens, a Smeg hob, a double dishwasher, and a separate utility room.

In addition to the impressive open-plan space, the ground floor benefits from three further reception rooms, providing versatile options for a formal lounge, playroom, or home office, along with a convenient downstairs WC.

On the first floor, you'll find four well-proportioned double bedrooms, a modern family bathroom, and an en-suite to the principal bedroom. A fifth single bedroom, currently used as a study, completes this level. The loft has been cleverly converted to create an additional spacious bedroom, offering flexibility as a guest room or additional office space.

Externally, the property continues to impress with a detached garage and private driveway, providing off-street parking for multiple cars. The secluded rear garden enjoys a sunny aspect and features a separate patio area, decking, and a hot tub, making it ideal for relaxing or entertaining. The home has also benefited from recent improvements, including new windows throughout (2023) and underfloor heating in the rear extension.

This is a rare opportunity to acquire a substantial family home in a highly sought-after location. To arrange a viewing, call Harmes Turner Brown Walton today on 01932 222266.

Regency Gardens, Walton-On-Thames, KT12 2BE



- FIVE/SIX BEDROOMS
 - THREE RECEPTION ROOMS
 - DETACHED FAMILY HOME
 - DRIVEWAY FOR MULTIPLE CARS
 - RESOVOIR VIEWS
- BEAUTIFUL EXTENDED KITCHEN/DINER/LIVING ROOM
 - UTILITY ROOM
 - SEPERATE GARAGE
 - STUNNING FITTED KITCHEN INCLUDING NEFF AND SMEG APPLIANCES

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

