47, Franklyn Road, Walton-On-Thames, KT12 2LQ

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(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
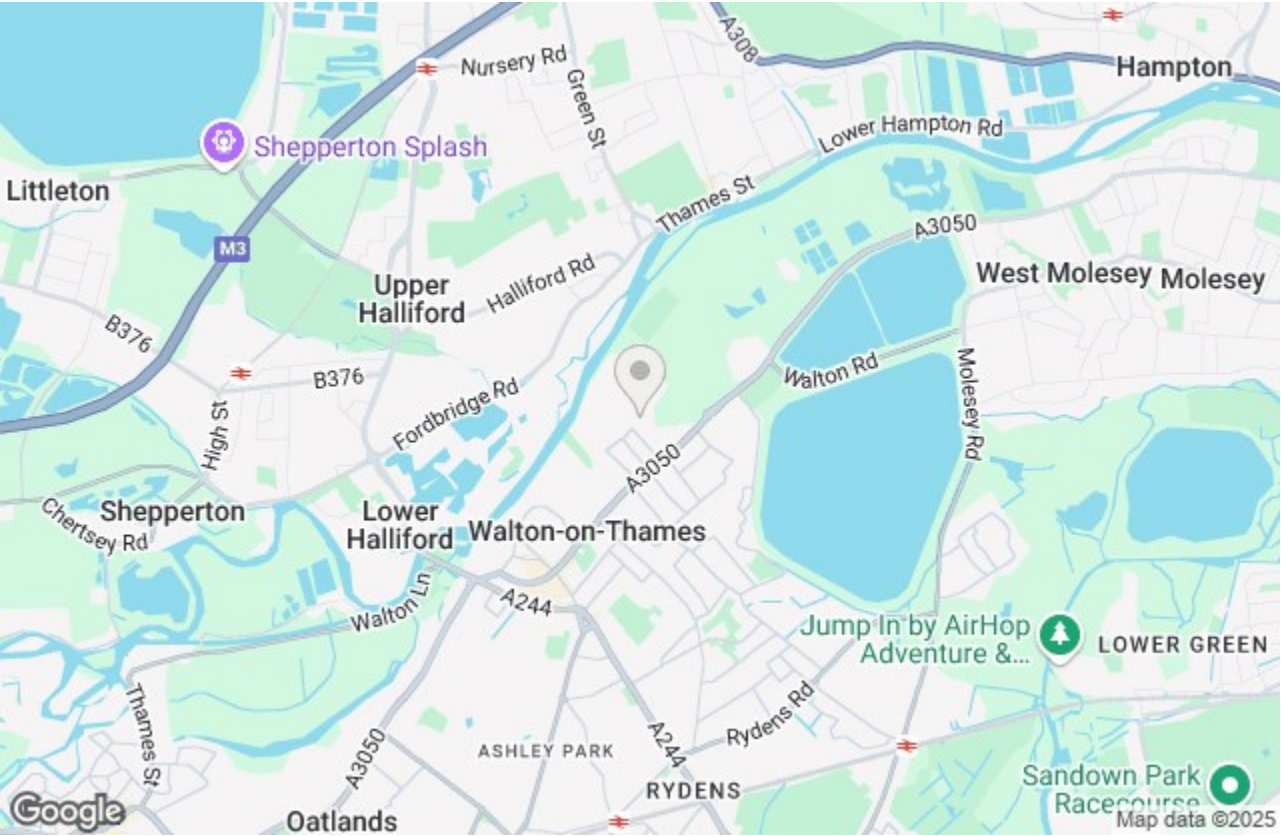

£800,000 Freehold

We are delighted to offer this detached chalet style family bungalow enjoying a bold corner plot in a quiet cul de sac close to local shops, river Thames towpath and popular schools.

The property has been well cared for throughout and offers flexible accommodation to include a welcoming entrance hallway, bright and airy living room with feature fireplace and double doors opening to the separate dining room. The modern kitchen is fitted with a good range of units and drawers with ample work tops and butler style sink. The separate utility room gives access to the modern downstairs WC. On the ground floor, two generous size double bedrooms are serviced by the modern three piece family bathroom.

Open tread stairs lead to the second floor where you will find another two bedrooms plus access in the eaves to a further room/study.

Externally the rear garden is beautifully landscaped with many mature tree, shrub and flower borders providing an element of seclusion with the advantage of side pedestrian access to the detached garage at the side. To the front the pretty garden is gated with a long private drive to the side providing parking for several vehicles.

internal viewings are highly recommended and can be arranged by contacting our Walton office on 01932 222266.

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WC
5'3" x 2'7"
1.61 x 0.79 m

Bathroom
7'3" x 9'3"
2.23 x 2.82 m

Bedroom
11'11" x 9'5"
3.65 x 2.88 m

Bedroom
14'6" x 10'10"
4.43 x 3.32 m

Utility
5'4" x 10'9"
1.63 x 3.28 m

Kitchen
11'9" x 13'0"
3.60 x 3.99 m

Hallway
19'6" x 5'9"
5.97 x 1.75 m

Entrance Lobby
6'5" x 4'6"
1.97 x 1.39 m

Dining Room
16'5" x 12'10"
5.02 x 3.92 m

Living Room
23'11" x 13'5"
7.29 x 4.10 m

Floor 0   Building 1

Bedroom
10'7" x 11'11"
3.25 x 3.64 m

Study/store
11'6" x 6'11"
3.53 x 2.11 m

Garage
18'7" x 10'5"
5.68 x 3.19 m

Landing
6'10" x 2'10"
2.09 x 0.87 m

Bedroom
10'7" x 11'7"
3.24 x 3.55 m

Floor 0   Building 2

Floor 1   Building 1

Approximate total area[1]
1776.18 ft²
165.01 m²

Reduced headroom
49.04 ft²
4.55 m²

(1) Excluding balconies and terraces

Reduced headroom
-------- Below 5 ft/1.5 m

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.

GIRAFFE360

- FOUR BEDROOMS PLUS STUDY
- BEAUTIFUL SUNNY GARDEN
- DETACHED GARAGE AND LARGE PRIVATE DRIVE
- UTILTY ROOM AND DOWNSTAIRS WC
- CLOSE TO RIVER AND LOCAL SCHOOLS

- DETACHED CHALET STYLE
- CORNER PLOT WITH SPACE TO SIDE
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- LARGE LIVING ROOM WITH SEPARATE DINING ROOM
- PRIVATE ROAD SETTING