


157, Carlton Road, Walton-On-Thames, KT12 2DJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>72</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) 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	



£500,000 Freehold

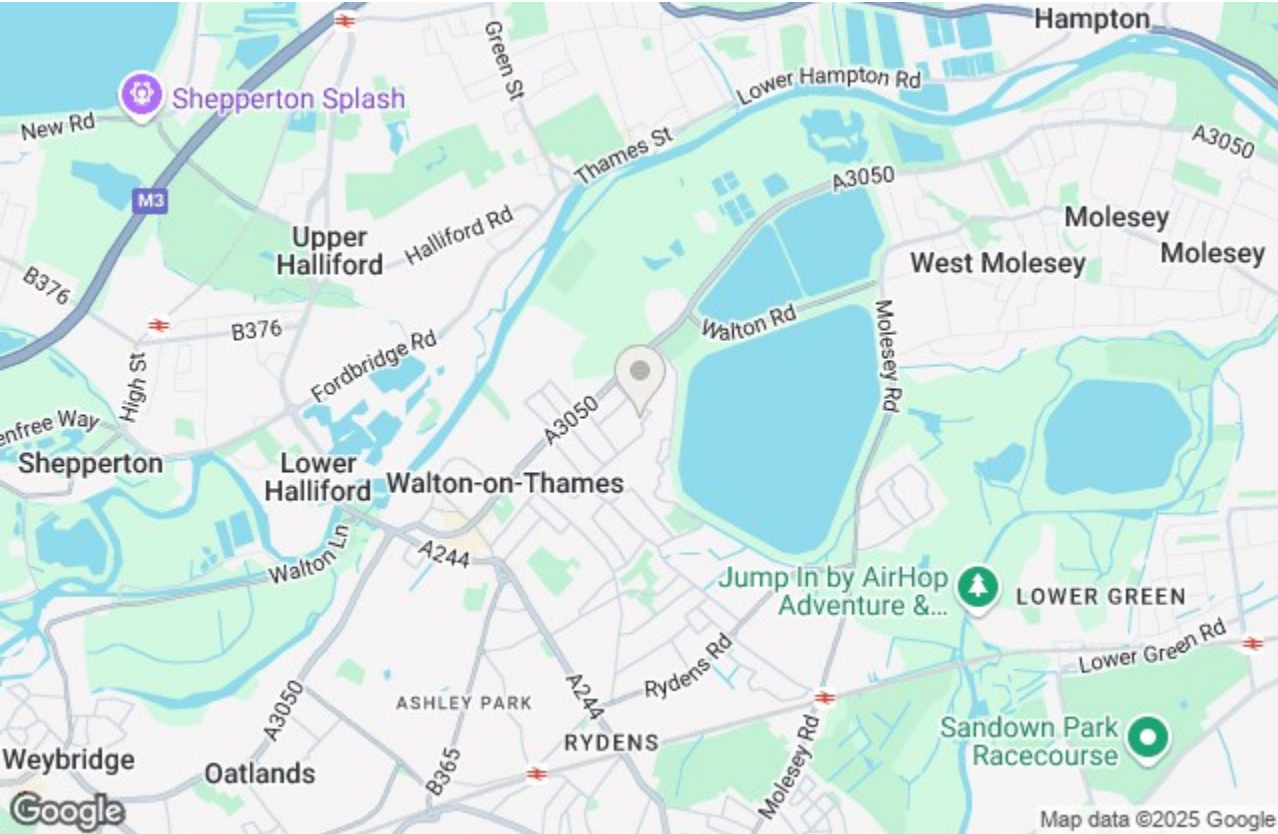
Nestled on Carlton Road in the charming town of Walton-On-Thames, this delightful extended house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the modern kitchen, which boasts contemporary fittings and ample storage, making it a joy for any home cook. The layout is designed to maximise both functionality and style, ensuring that meal preparation is a pleasure rather than a chore and there is the advantage of a modern downstairs WC.

One of the standout features of this property is the off-street parking available on a private drive, providing convenience and peace of mind. Additionally, the location is particularly appealing, as it is situated close to popular local schools, making it an excellent choice for families with children.

The sunny rear garden is mainly laid to lawn with mature tree and shrub borders and a private patio.

This house on Carlton Road is not just a place to live; it is a home that offers comfort, convenience, and a sense of community. With its modern amenities and prime location, it presents a wonderful opportunity for those looking to settle in a vibrant area. Do not miss the chance to make this lovely property your own.

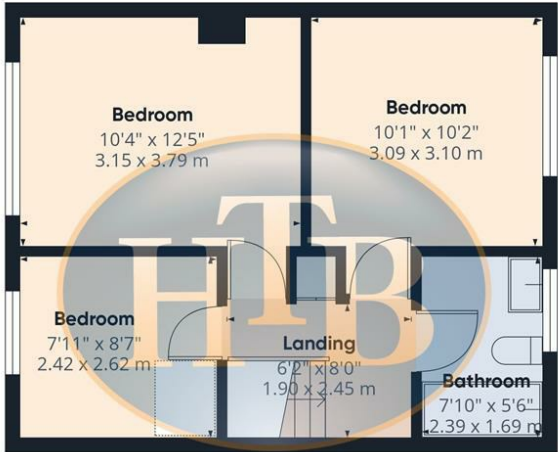




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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
840 ft<sup>2</sup>  
78 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

- THREE BEDROOMS
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- PRETTY PRIVATE GARDEN
- VIEWINGS RECOMMENDED

- EXTENDED FAMILY HOME
- CLOSE TO LOCAL SCHOOLS AND RIVER THAMES TOWPATH
- THROUGH LOUNGE/DINING ROOM
- OFF STREET PARKING ON PRIVATE DRIVE



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