


30, Viner Close, Walton-On-Thames, KT12 2YE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	78	89
(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
		



£535,000 Freehold

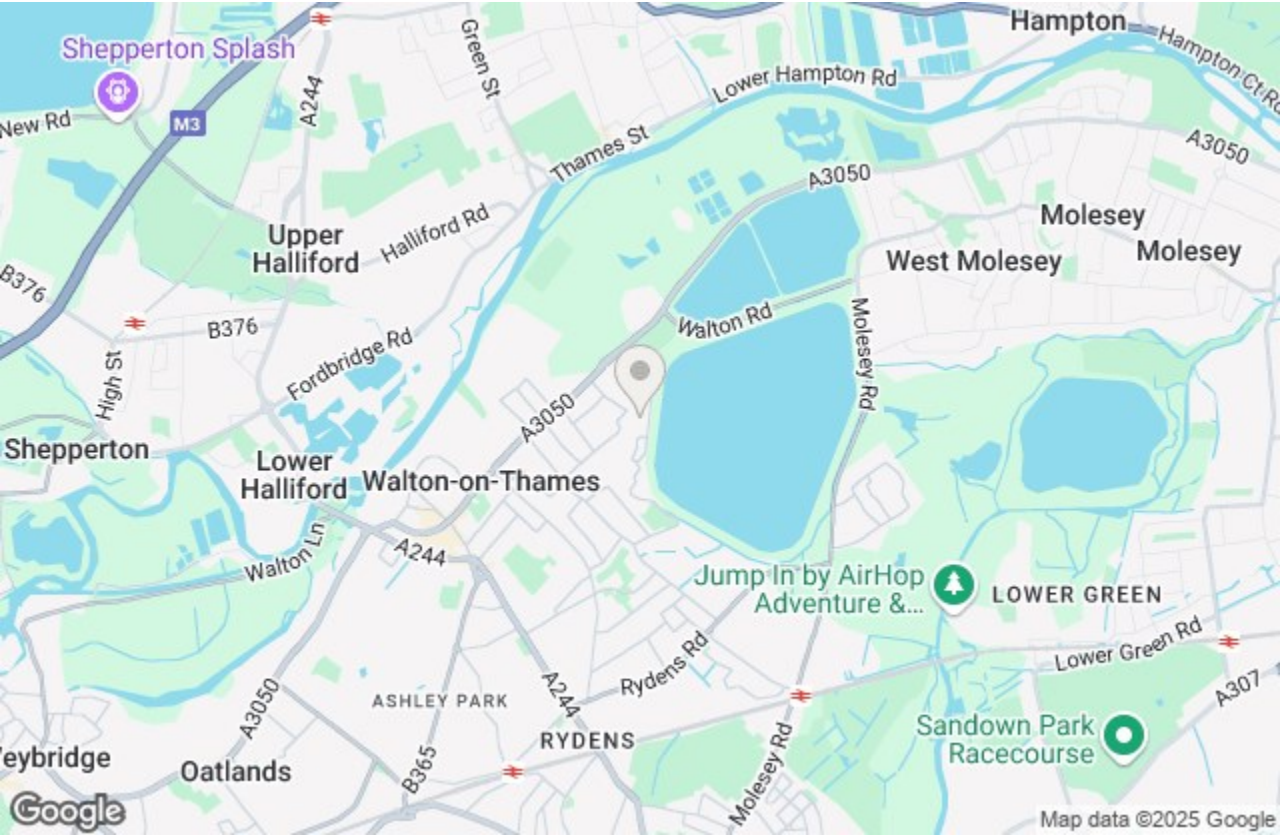
Extended Three-Bedroom Home | Cul-de-Sac Location | Two Bathrooms Including En-Suite

Situated within a quiet and popular cul-de-sac, this extended three-bedroom family home on Viner Close offers well-balanced accommodation, a standout kitchen, and a private garden—perfectly suited to modern family living.

The ground floor centres around a beautifully presented kitchen with the advantage of underfloor heating, designed with both functionality and style in mind. It opens into spacious living areas ideal for entertaining or relaxing with the family. Upstairs, you'll find three well-proportioned bedrooms and two bathrooms, including a smart en-suite to the principal bedroom.

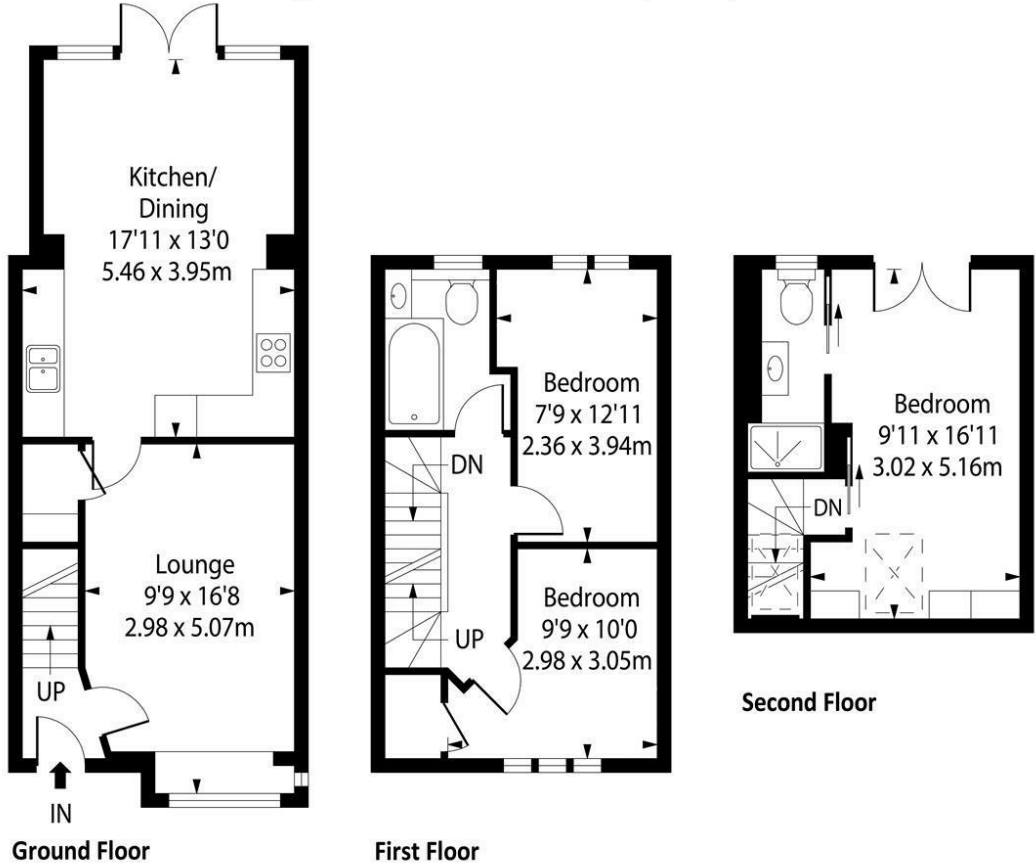
Outside, the private rear garden offers a peaceful setting for outdoor dining or unwinding while the front provides driveway parking.

The location is ideal for families, with a selection of well-regarded schools nearby including Grovelands Primary and Heathside School (both approx. 0.6 miles). Walton-on-Thames and Hersham provide a range of shops, cafés, and amenities, with Hersham Station around 1.4 miles away offering direct trains to London Waterloo. Council Tax Band: D (Elmbridge) EPC Rating: C



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Approximate Gross Internal Area 927 sq ft / 86 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant on them.

- SPACIOUS AND WELL-BALANCED ACCOMMODATION IDEAL FOR MODERN FAMILY LIVING
- OPEN-PLAN LAYOUT CONNECTING THE KITCHEN TO GENEROUS LIVING AND ENTERTAINING SPACES
- TWO BATHROOMS, INCLUDING A MODERN EN-SUITE TO THE PRINCIPAL BEDROOM
- DRIVEWAY PARKING AT THE FRONT OF THE PROPERTY
- EXCELLENT TRANSPORT LINKS WITH HERSHAM STATION (APPROX. 1.4 MILES) OFFERING DIRECT TRAINS TO LONDON WATERLOO
- STYLISH, WELL-EQUIPPED KITCHEN WITH UNDERFLOOR HEATING AS THE HEART OF THE HOME
- THREE WELL-PROPORTIONED BEDROOMS ON THE UPPER FLOORS
- PRIVATE REAR GARDEN, PERFECT FOR OUTDOOR DINING AND RELAXATION
- CONVENIENTLY LOCATED NEAR WELL-REGARDED SCHOOLS INCLUDING GROVELANDS PRIMARY AND HEATHSIDE WALTON SCHOOL (APPROX. 0.6 MILES)
- EXTENDED THREE-BEDROOM FAMILY HOME LOCATED IN A QUIET AND POPULAR CUL-DE-SAC

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

