

26, Rydens Grove, Walton-On-Thames, KT12 5RX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	77
(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	



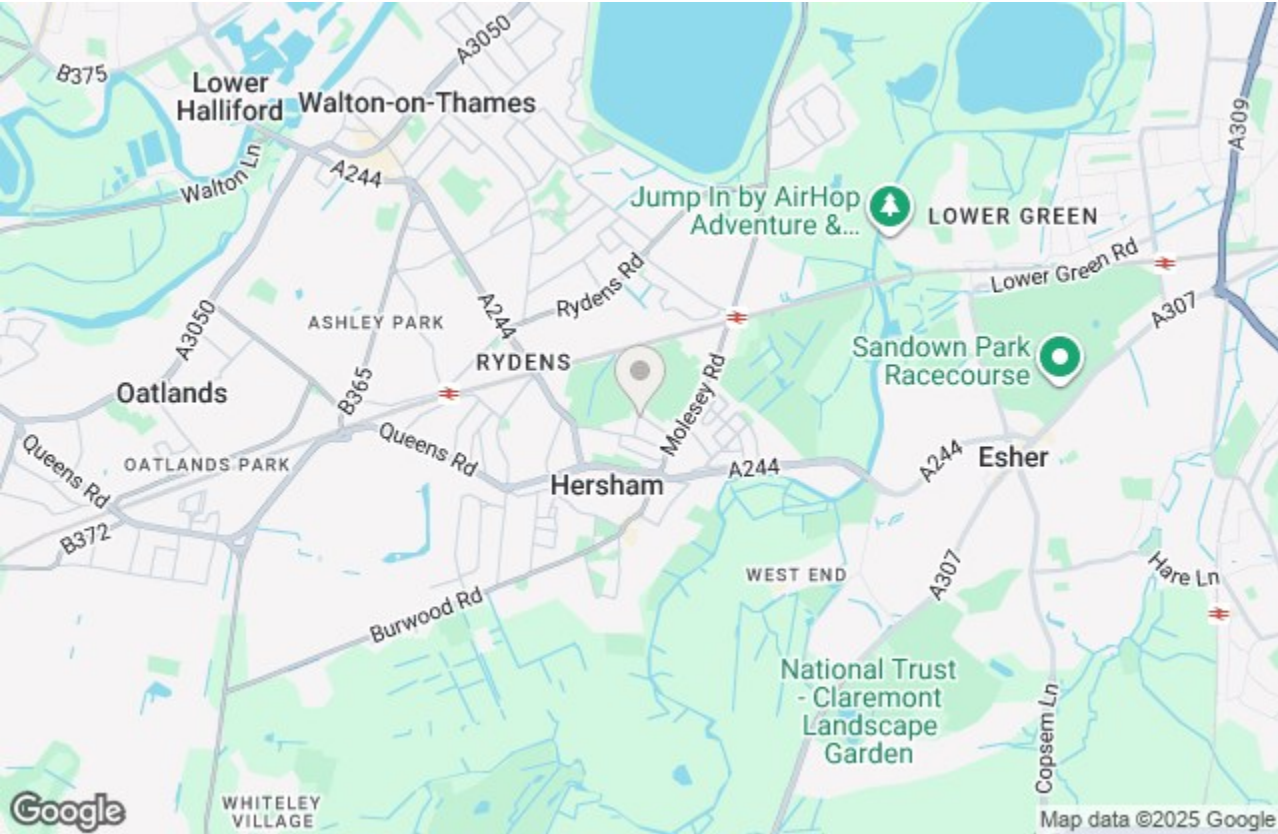
£825,000 Freehold

Quietly positioned in the charming Rydens Grove near Hersham Village, this delightful semi-detached period home offers a perfect blend of character and modern living. With an inviting façade and a warm atmosphere, this property is ideal for families seeking both space and comfort.

Upon entering, the welcoming entrance hallway with feature tiled floor provides access to the bay fronted living room with feature fireplace. The separate reception room, provides ample space for relaxation and entertaining and the modern fitted kitchen/breakfast room has a bright and airy feel opening onto the dining room which overlooks the rear garden.

The property boasts four generously sized bedrooms, with the master suite benefiting from an ensuite bathroom, ensuring privacy and convenience. The additional bedrooms are perfect for family members or guests, providing a welcoming environment for all.

Outside, the pretty rear garden is a true highlight, featuring a lovely patio area that is perfect for al fresco dining or enjoying a quiet moment in the sun. The side access adds practicality, making it easy to maintain the garden or store outdoor equipment. This sunny space is complemented by a detached garden studio, which features its own kitchen and shower room, making it a versatile space that could serve as a home office, guest



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- FOUR BEDROOM CHARACTER SEMI DETACHED
- SHORT WALK TO HERSHAM VILLAGE
- OFF STREET PARKING FOR AT LEAST THREE CARS
- MODERN FITTED KITCHEN PLUS OPEN PLAN CONSERVATORY OVERLOOKING GARDEN
- PRETTY PRIVATE GARDEN
- CLOSE TO LOCAL SCHOOLS AND MAINLINE STATIONS
- BEAUTIFULLY PRESENTED THROUGHOUT
- DETACHED GARDEN STUDIO ROOM WITH BATHROOM & KITCHEN
- DOWNSTAIRS WC
- THREE RECEPTION ROOMS

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

