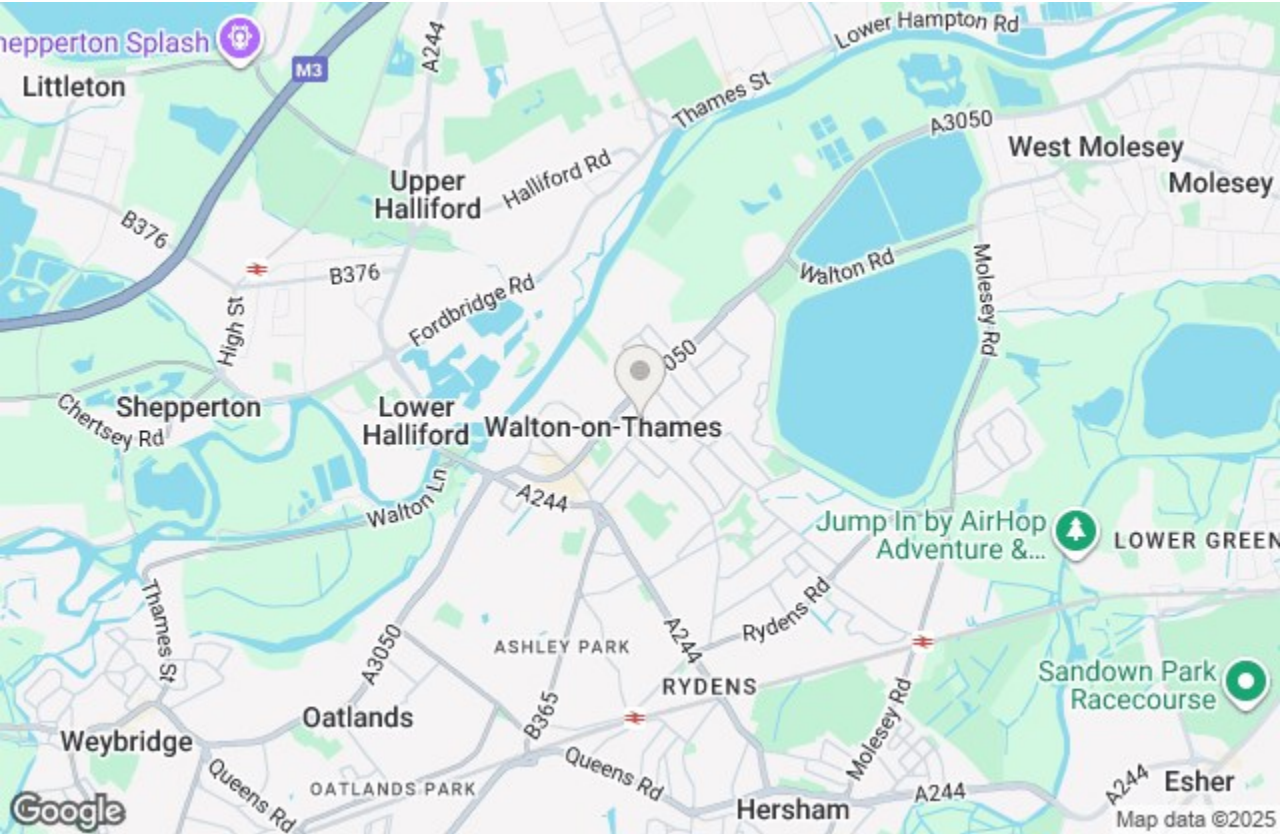


68A, Montague Close, Walton-On-Thames, KT12 2NG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		71
(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
		



£370,000 Freehold

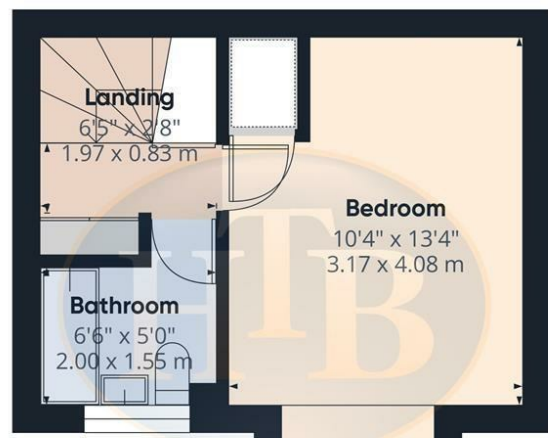
Tucked away in the charming Montague Close, Walton-On-Thames, this delightful freehold house offers an exceptional opportunity for anyone seeking a stylish, low-maintenance home in a desirable location. Beautifully presented throughout, the property features one generously sized double bedroom and is perfect for singles or couples alike.

The interior is immaculate, with a warm and welcoming feel the moment you walk through the door. At its heart is a contemporary fitted kitchen, complete with a built-in oven and hob, complemented by a separate utility cupboard discreetly housing the washing machine—combining practicality with clean, modern design.

The bright and airy living room is well-proportioned and enjoys lovely views over the private rear garden, creating a relaxing space to unwind. Upstairs, you'll find the spacious double bedroom along with a stylish three-piece bathroom, including a shower over the bath.

A real highlight of this home is the generous private garden, featuring a large patio ideal for outdoor dining or entertaining, and a neat lawn that offers a peaceful escape. A timber-built workshop with light & power adds further flexibility—perfect for hobbies, a home office, or additional storage.

Montague Close, Walton-On-Thames, KT12 2NG



Approximate total area⁽¹⁾
440 ft²
40.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- FREEHOLD ONE-BEDROOM HOUSE
- SPACIOUS DOUBLE BEDROOM
- SEPARATE UTILITY CUPBOARD
- LARGE PRIVATE GARDEN
- SHORT WALK TO TOWN CENTRE & AMENITIES
- WELL-PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN
- BRIGHT LIVING ROOM WITH GARDEN VIEWS
- TIMBER WORKSHOP/STORAGE WITH LIGHT & POWER
- ALLOCATED PARKING SPACE

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

