

77, Manor Road, Walton on Thames, Surrey, KT12 2NX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	80
(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		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		



Per Calendar Month £2,750 Per Calendar Month

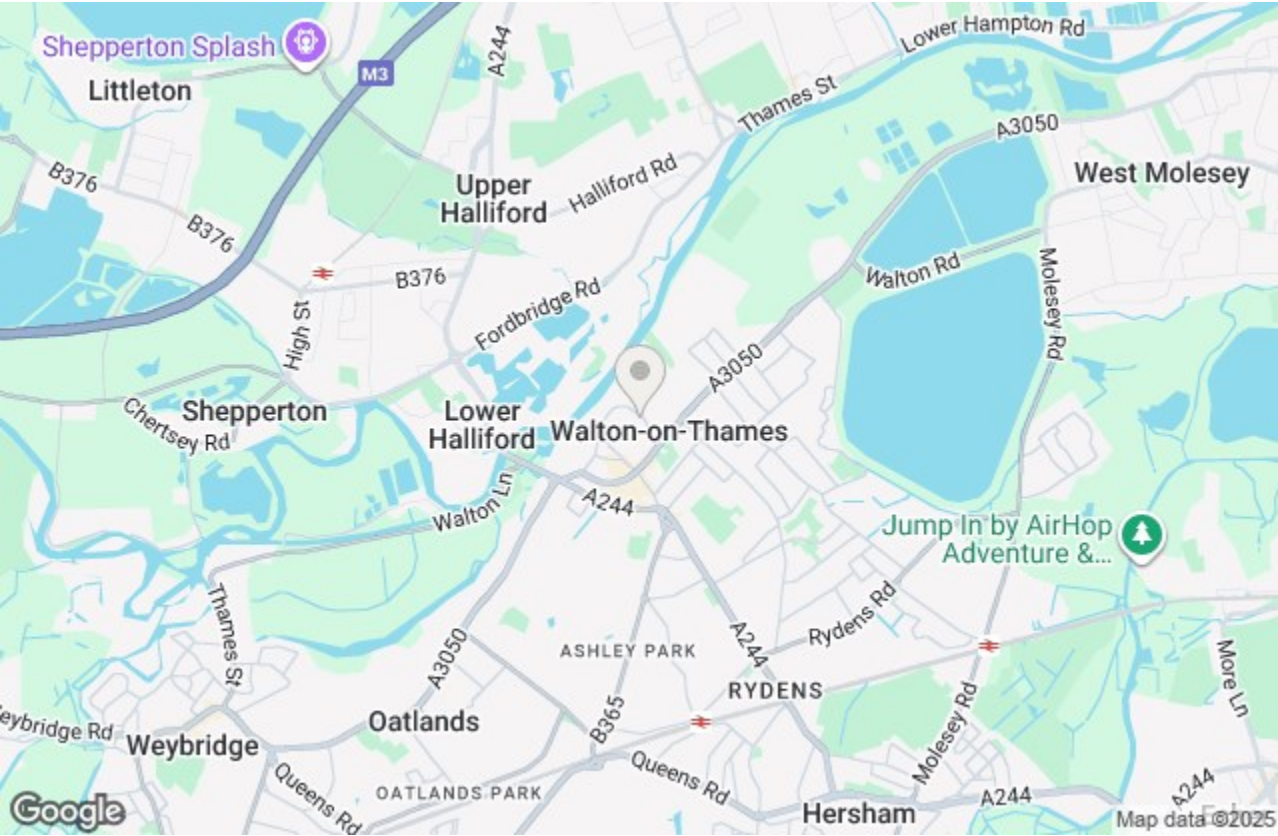
OPEN DAY WEDNESDAY 8TH OCTOBER - Nestled on the charming Manor Road in Walton on Thames, this delightful semi detached house offers a perfect blend of character and modern living. With four spacious bedrooms arranged over three floors, this property is ideal for families seeking both comfort and style.

The location is particularly appealing, as it is just a short stroll from the vibrant town centre of Walton on Thames, where you can enjoy a variety of shops, cafes, and amenities. Additionally, the picturesque River Thames towpath is nearby, providing a lovely setting for leisurely walks or cycling.

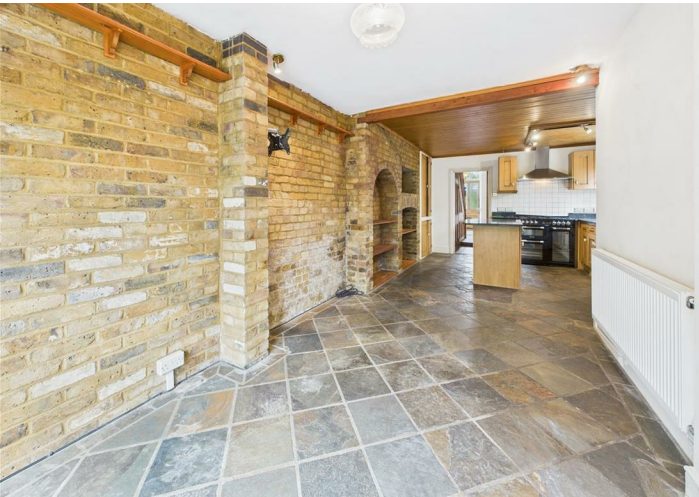
Upon entering the home, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The open plan fitted kitchen and dining room is a highlight, creating a warm and welcoming atmosphere for family gatherings and dinner parties. A convenient downstairs cloakroom adds to the practicality of the layout.

The generous rear garden is a true gem, featuring a large timber studio room that can serve as a home office, art studio, or a playroom for children, with a first floor storage area, two enclosed offices and a main area. This outdoor space is perfect for enjoying the fresh air and hosting summer barbecues.

In summary, this characterful semi-detached house on Manor Road presents an excellent opportunity for those looking to settle in a desirable area of Walton on Thames, combining spacious living with a fantastic location.



Manor Road, Walton on Thames, Surrey, KT12 2NX



- FOUR BEDROOMS
 - CLOSE TO TOWN CENTRE AND RIVER THAMES
 - OPEN PLAN KITCHEN/DINING ROOM
 - OFF STREET PARKING ON PRIVATE DRIVE
 - COUNCIL TAX BAND F
- SEMI DETACHED CHARACTER HOME
 - TWO GOOD SIZE RECEPTION ROOMS
 - GOOD SIZE PRIVATE REAR GARDEN WITH TIMBER STUDIO ROOM
 - DOWNSTAIRS WC/UTILITY

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