


6, Garden Road, Walton-On-Thames, KT12 2HQ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	82
(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 <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	



Offers In Excess Of £580,000 Freehold

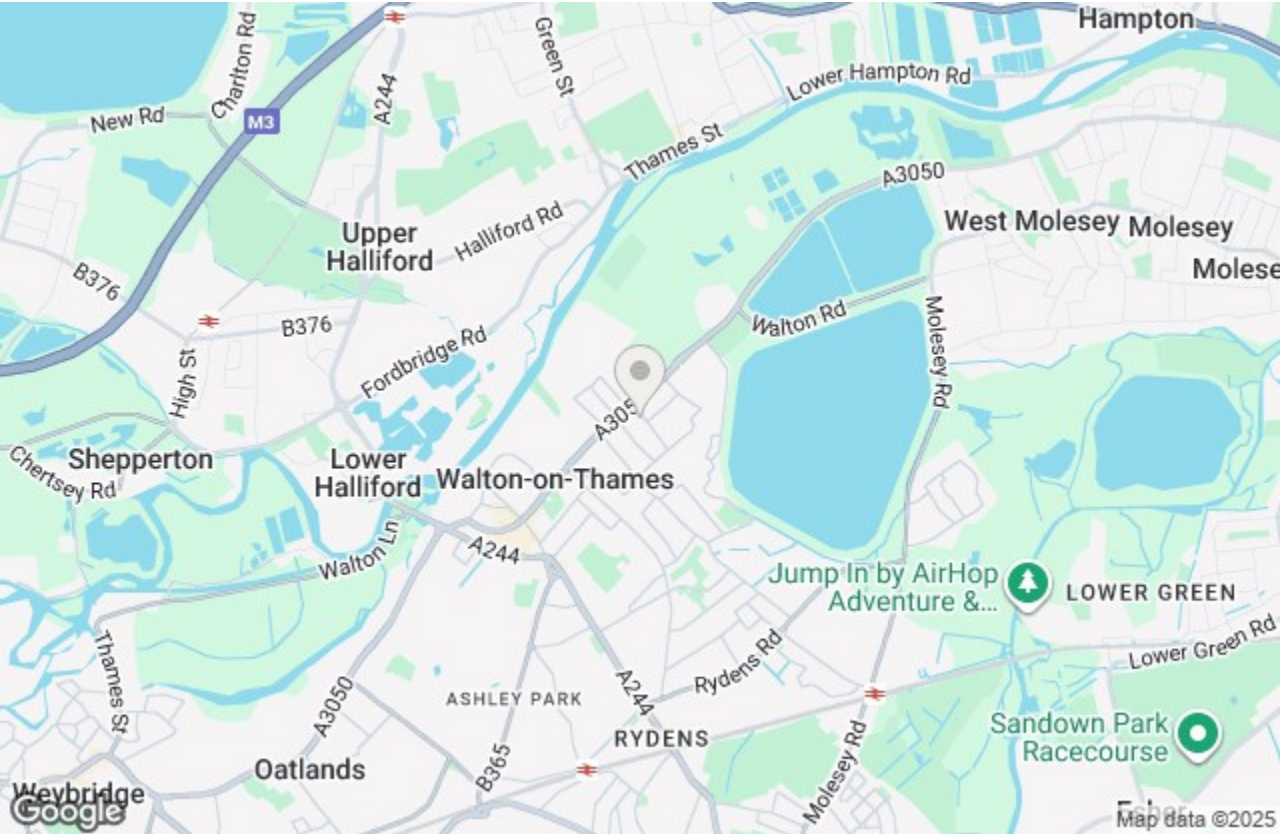
HTB Walton are delighted to offer this beautifully presented three-bedroom terraced home, located in a popular residential road just over half a mile from both the River Thames and Walton town centre. This sought-after location also benefits from proximity to highly regarded local schools.

The property has been thoughtfully extended on the ground floor to create a stylish and practical layout, featuring a welcoming front aspect lounge with a character fireplace, and a stunning open-plan kitchen/dining area. The kitchen boasts a central island, fitted appliances, multiple skylights, and bi-fold doors opening directly onto the rear garden, providing a seamless indoor-outdoor flow.

The first floor comprises two good-sized double bedrooms, both with fitted wardrobes, a third single bedroom, and a modern family bathroom.

Externally, the rear garden extends to over 80ft and is mainly laid to lawn, complemented by a patio area ideal for outdoor entertaining. There is also a fully equipped summer house with power and lighting, plus rear access via a gate.

An ideal home for families or professional buyers seeking a blend of convenience, space, and style.





Garden Road, Walton-On-Thames, KT12 2HQ



- THREE BEDROOMS
  - BEAUTIFUL OPEN PLAN KITCHEN/DINING ROOM
  - MODERN FAMILY BATHROOM
  - DETACHED SUMMER HOUSE/STUDIO ROOM
  - CLOSE TO LOCAL SHOPS, SCHOOLS AND RIVER THAMES
- EXTENDED FAMILY HOME
  - SEPARATE LIVING ROOM WITH FEATURE FIREPLACE
  - LARGE REAR GARDEN
  - POPULAR RESIDENTIAL ROAD
  - BEAUTIFULLY PRESENTED

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