


265, Terrace Road, Walton-On-Thames, KT12 2DZ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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	



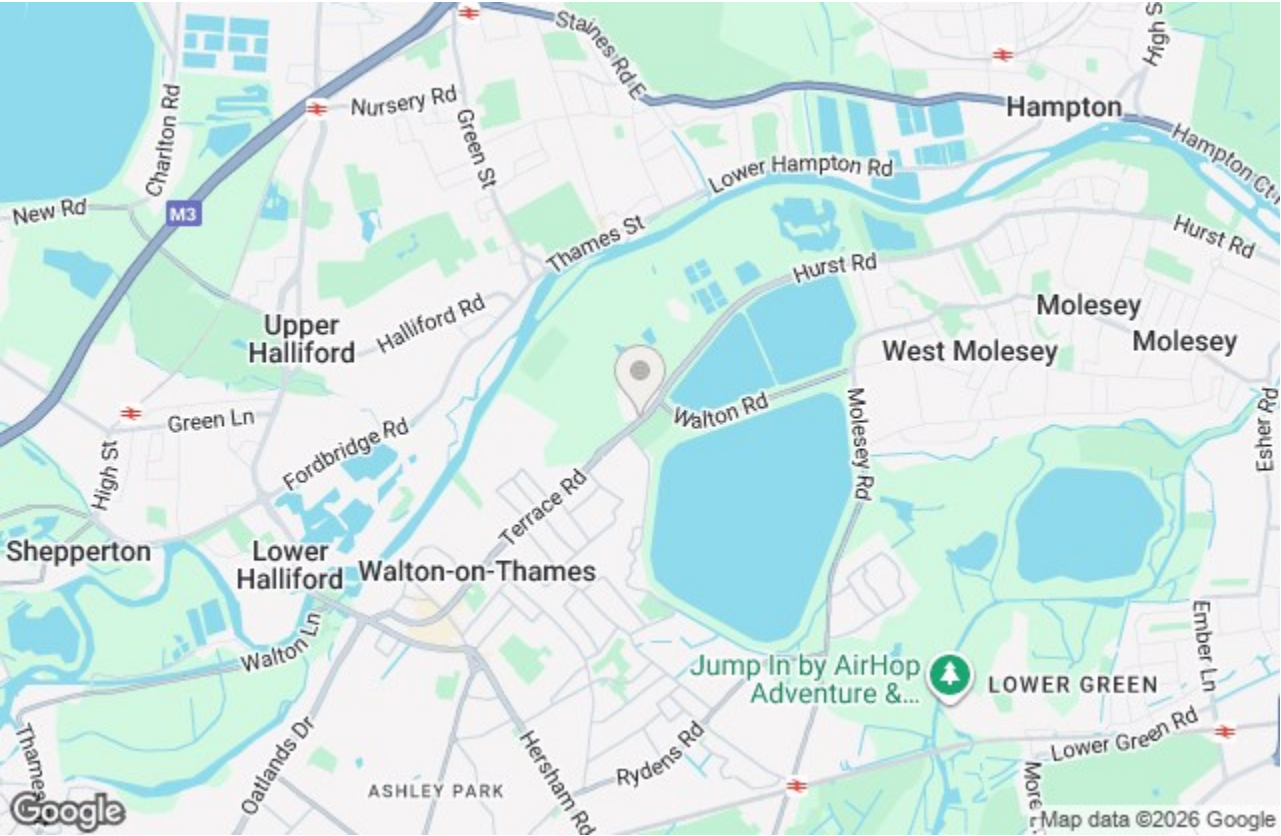
Offers In Excess Of £627,200 Freehold

Nestled on the charming Terrace Road in Walton-On-Thames, this extended three-bedroom semi-detached family home presents an exceptional opportunity for those seeking a modern and stylish residence. Offered with no onward chain, this property has been refurbished to a high standard throughout, ensuring a comfortable and contemporary living experience.

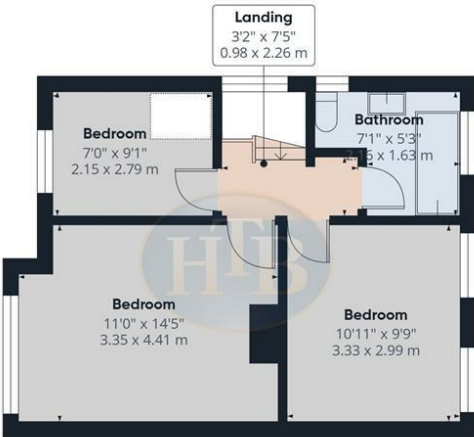
Upon entering, you are greeted by two separate reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly the open-plan newly fitted kitchen, which boasts bifold doors that seamlessly connect the indoor space to the pretty rear garden, perfect for enjoying al fresco dining during the warmer months.

The property features a convenient downstairs shower room and WC, alongside an upstairs family bathroom, catering to the needs of a busy household. Each of the three bedrooms is well-proportioned, offering a peaceful retreat for family members or guests.

Outside, the delightful rear garden provides a tranquil escape, ideal for gardening enthusiasts or those simply wishing to unwind in a serene setting. Additionally, off-street parking at the front of the property adds to the convenience of this lovely home.



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Approximate total area¹⁾
975 ft²
90.6 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



- NO ONWARD CHAIN
- OFF STREET PARKING ON PRIVATE DRIVE
- TWO RECEPTION ROOMS WITH OPEN PLAN KITCHEN AND BI-FOLD DOORS
- MODERN FAMILY BATHROOM PLUS DOWNSTAIRS SHOWER/WC
- MUST BE SEEN
- REFURBISHED TO HIGH SPECIFICATION
- EXTENDED SEMI DETACHED HOME
- THREE BEDROOMS
- CLOSE TO LOCAL SCHOOLS

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