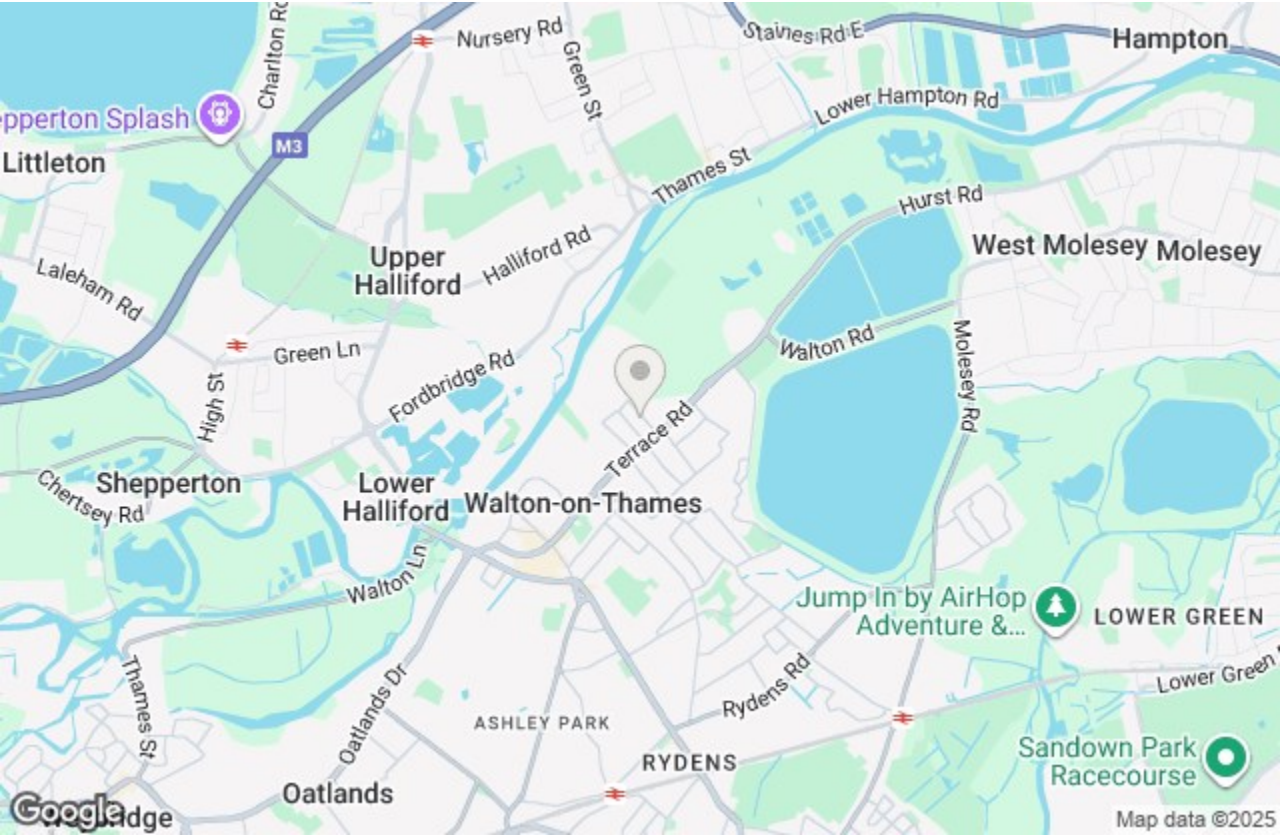


35, Cambridge Road, Walton-On-Thames, KT12 2DP

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



£500,000 Freehold

Nestled in the charming area of Cambridge Road, Walton-On-Thames, this delightful semi-detached cottage offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

Upon entering, you are welcomed by two separate reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The cottage's character is enhanced by its traditional features, creating a warm and inviting atmosphere.

The generous rear garden is a standout feature, offering a private outdoor sanctuary for gardening enthusiasts or those who simply wish to enjoy al fresco dining during the warmer months. This expansive space is perfect for children to play or for hosting summer gatherings with friends and family.

Situated just a short stroll from the picturesque River Thames and local shops, this property boasts an enviable location. Residents can enjoy the tranquillity of riverside walks while having easy access to essential amenities. The surrounding area is well-connected, making it convenient for commuting and exploring the wider region.

Cambridge Road, Walton-On-Thames, KT12 2DP



- SEMI DETACHED COTTAGE
 - TWO SEPARATE RECEPTION ROOMS
 - POTENTIAL TO EXTEND SUBJECT TO THE USUAL PLANNING CONSENTS
 - LARGE REAR GARDEN
 - MUST BE SEEN
- SHORT WALK TO RIVER THAMES
 - TWO DOUBLE BEDROOMS
 - HEATHSIDE WALTON CATCHMENT
 - FITTED KITCHEN WITH SEPARATE UTILITY ROOM

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

