

46, Lindley Road, Walton-On-Thames, Surrey, KT12 3HA

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	



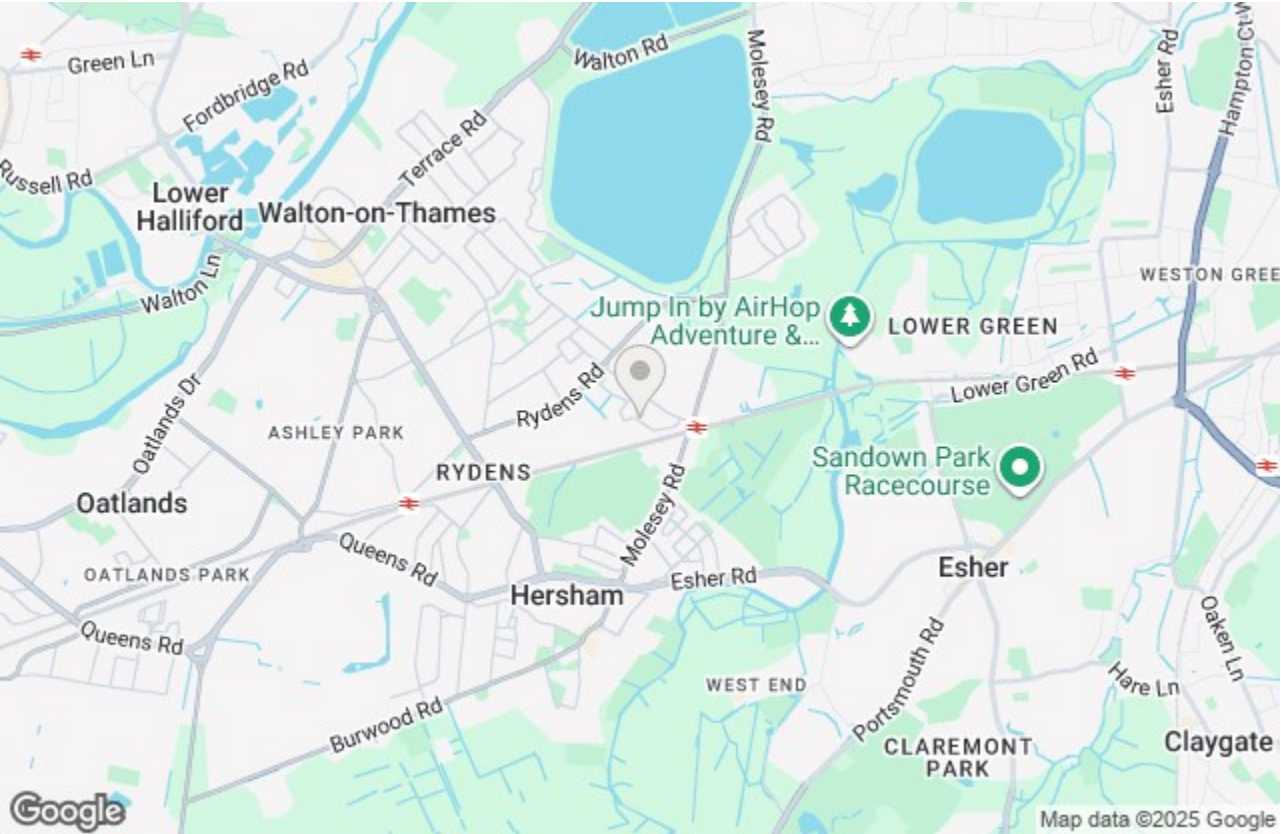
Per Calendar Month £2,950 Per Calendar Month

Conveniently located in the charming Lindley Road in Walton-On-Thames, this beautifully extended semi-detached home offers a perfect blend of modern living and comfort. With two inviting reception rooms, this property is ideal for both relaxation and entertaining. The heart of the home is the expansive open-plan kitchen and family room, which creates a warm and welcoming atmosphere for family gatherings and social occasions including a central cooking island and modern fitted units and drawers.

The property boasts three well-proportioned bedrooms, providing ample space for family or guests. The modern family shower room is designed with contemporary fixtures, ensuring convenience and style. Additionally, the garage has been thoughtfully converted into a gym, complete with a luxurious bathroom, making it a perfect retreat for fitness enthusiasts.

Outside, the private rear garden offers a tranquil space for outdoor activities or simply enjoying the fresh air. The private drive accommodates parking for two vehicles, with additional space for a third vehicle, ensuring that parking is never a concern.

Conveniently located, this home is just a short walk from Hersham mainline station, providing easy access to London and beyond. The area is also well-regarded for its popular schools, making it an excellent choice for



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- SKILFULLY EXTENDED FAMILY HOME
 - GARAGE CONVERTED TO GYM WITH MODERN BATHROOM
 - SHORT WALK TO HERSHAM MAINLINE STATION
 - CLOSE TO POPULAR SCHOOLS
 - SEMI DETACHED HOME
- LARGE OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM
 - OFF STREET PARKING FOR AT LEAST TWO CARS
 - THREE BEDROOMS/TWO BATHROOMS
 - BEAUTIFULLY PRESENTED THROUGHOUT
 - MUST BE SEEN

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

